

Informacion en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300.

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JULY 07, 2005, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Sandor L. Winger, President
George Stavaris, Vice President
David Honda, Commissioner
Dr. John Lett, Sr., Commissioner
Tony Torres, Commissioner

Fely C. Pingol, Commission Executive Assistant
(213) 978-1294; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NO.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agendized items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

The time in which a party may seek judicial review of this determination is governed by the California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City, pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision became final.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

2. COMMISSION BUSINESS

A. Advance Calendar

B. Commission Requests

3. APCNV 2005-1134(ZC)

Related Case Tentative Tract 62248

CEQA: ENV 2005-1126-MND
Plan: Sun Valley-La Tuna Canyon

Council District: 6
Location: 7534-7542 Laurel Canyon
Boulevard
Expiration Date: 07/25/05
Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED MAY 03, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from R2-1 and R3-1 to [T][Q]R3-1 for the construction of 32 condominium units on a 0.607 net acre site with 76 parking spaces including 12 for guests in the [T][Q]R3-1 Zone

APPLICANT: 7534 Laurel, LLC.

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM R2-1 AND R3-1 TO [T][Q]R3-1 SUBJECT TO CONDITIONS OF APPROVAL.

Richard Gervais (213) 978-1364

4. **APCNV 2004-7594(ZC)**

CEQA: ENV 2004-3631-MND
Plan: Sylmar

Continued from 06/02/05

Council District: 7
Location: 14550 Bledsoe Street
Expiration Date: 06/04/05 ext.
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED APRIL 22, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1-K (Suburban Zone) to R1-1-K (One-Family Dwelling Zone) for the Development of 7 single family dwellings on a proposed 7 lot subdivision with a proposed private street, and the demolition of one existing single family dwelling on a 43,560 square foot lot. Note: A tentative tract map (TT- 61402) has been filed for subdivision purposes, and will require a separate public hearing by the Advisory Agency.

APPLICANT: Hipolito Lopez

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1-K TO (T)(Q)RD6-1-K SUBJECT TO CONDITIONS OF APPROVAL.
Madhu Kumar (213) 978-1169

5. **APCNV 2005-0145(ZC)**

CEQA: ENV 2005-0144-MND
Plan: Sylmar

Council District: 7
Location: 13096, 13110 and 13130 Gladstone Avenue
Expiration Date: 07/13/05
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED JUNE 03,2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from A1-1-K (Agriculture Zone) to R1-1-K (One-Family Dwelling Zone) for the demolition of three existing single family dwellings two stories with attached 2-car garages, on a 210,863 square foot property. Note: Two separate cases have been filed (Vesting Tentative Tract Map 61429) for subdivision purposes and (ZA 2005-1524-ZV) for reduced lot widths and yards, and over-in-height fences which will require a separate hearing before the Advisory Agency.

APPLICANT: Hagop Sargasian, SY Development

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM A1-1-K TO (T)(Q)R1-1-K SUBJECT TO CONDITIONS OF APPROVAL.
Madhu Kumar (213) 978-1169

6. **APCNV 2005-1302(ZC)**

CEQA: ENV 2004-7146-MND
Plan: Mission Hills-Panorama City-
North Hills

Council District: 12
Location: 15921 Chase Street
Expiration Date: 07/07/05
Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED MAY 20, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 (Suburban Zone) to RS-1 (One-Family Dwelling Zone) for the development of 2 single family dwelling units on 3 proposed lots, on an existing 27,137 net square foot lot. One existing single family dwelling will remain. Note: A separate case (AA-2004-7145-PMLA) has been filed for subdivision purposes, and will require a separate action by the Advisory Agency.

APPLICANT: Shahrokh Makhani

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)RS-1
SUBJECT TO CONDITIONS OF APPROVAL.
Madhu Kumar (213) 978-1169

7. **AA 2004-6893(PMLA)-A1**

CEQA: ENV 2004-6894-MND
Plan: Granada Hills-Knollwood

Council District: 12
Location: 16661 West Devonshire St.
Expiration Date: 06/27/05 ext.
Appeal Status: Not further appealable
to City Council.

PUBLIC HEARING COMPLETED MAY 05, 2005

AN APPEAL, from the Advisory Agency's decision in approving the proposed two-parcel, single family development on a 0.8 acre lot.

APPLICANT: Gila Sabet
Oscar Ensafi, Representative

APPELLANT: Gila Sabet
Oscar Ensafi, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
Lynn Harper (213) 978-1349

8. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the North Valley Area Planning Commission
will be held at **4:30 p.m. on Thursday, July 21, 2005**
at the **Marvin Braude Constituent Center**
6262 Van Nuys Blvd.
Van Nuys, CA 91401

An Equal Employment Opportunity/Affirmative Action employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1294.