

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, OCTOBER 06, 2005, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

George Stavaris, Vice President
David Honda, Commissioner
Dr. John Lett, Sr., Commissioner
Victor Sampson, 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. 6:

ursuant 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. **ELECTION**

2. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

3. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

4. **APCNV 2005-3543(BL)**

Related Case: AA 2004-4110(PMLA)

CEQA: ENV 2004-4111-MND

Plan: Chatsworth-Porter Ranch

Council District: 12

Location: 21725 W. Nordhoff Street

Expiration Date: N/A

Appeal Status: Further
appealable to City Council

PUBLIC HEARING COMPLETED FEBRUARY 17, 2005

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Municipal Code, of a 45-foot building line on the northern side of Nordhoff Street established by Ordinance 99,671 for a maximum new two-parcel Industrial subdivision on a 2.0 acre lot.

APPLICANT: Chase Nordhoff LLC,

STAFF RECOMMENDS APPROVAL OF BUILDING LINE REMOVAL

Lynn Harper (213) 978-1310.

5. **AA 2004-7630(PMLA)**
Related Case: APCNV 2004-7636(ZC)

CEQA: ENV 2004-7631-MND
Plan: Sunland-East La Tuna Canyon-
Tujunga

Council District: 2
Location: 11122 N. McVine Ave.
Expiration Date: 09/17/05 ext.
Appeal Status: Not further
appealable to City Council

PUBLIC HEARING COMPLETED JULY 21, 2005

AN APPEAL, from the Advisory Agency's Decision in approving the Parcel Map for a proposed new two-parcel single-family development on a 0.57 acre lot.

APPLICANT: Karine Khudikian
Hayk Martirosian, Representative

APPELLANTS: A1 - Karine Khudikian
A2 - Clancy Troutman

STAFF RECOMMENDS DENIAL OF APPEAL.
Lynn Harper (213) 978-1310.

6. **ZA 2003-8148(CUB)(PA1)-1A**

CEQA: ENV 2004-4799-MND
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 9110 Topanga Canyon
Boulevard
Expiration Date: 10/31/05
Appeal Status: Not further
appealable to City Council

PUBLIC HEARING

AN APPEAL from Condition Nos. 8 and 15 of the Zoning Administrator's determination, pursuant to Condition No. 7 of Case No. ZA 2003-8148(CUB), issued April 12, 2004, that the business operator has generally complied with 16 of the 18 Conditions of approval. Changes requested by the applicant are unwarranted to extant Condition Nos. 8 [extending alcohol sales by two hours from 10 p.m. to 12 midnight] and 15 [permitting refrigerated beer]. Condition Nos. 1 - 18 of the underlying determination are retained.

APPLICANT: Mamanne Gas & Mart, Inc.
Al Pratt, Representative

APPELLANT: Mamanne Gas & Mart, Inc.
Al Pratt, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
Daniel Green (213) 978-1304

7. **APCNV 2004-3382(ZC)(ZAA)**
Related Case No. Tentative Tract No. 61502

CEQA: ENV 2004-3379-MND
Plan: Sylmar

Council District: 7
Location: 12712 - 12724 ½ N. Bradley Avenue & 12789 Norris Avenue
Expiration Date: N/A
Appeal Status: Further appealable to City Council.

PUBLIC HEARING COMPLETED ON JANUARY 20, 2005

ZONE CHANGE, incident to subdivision, pursuant to Section 12.32 of the Municipal Code, from R1-1 to (T)(Q)RD3-1; **and**

ADJUSTMENT, pursuant to Section 12.28 B.2 of the Municipal Code from to allow a 24th condominium unit with a total of 2,955 square feet in lieu of the 3,000 square feet per unit required in the RD3 zone.

PROJECT: Tentative Tract No. 61502, a proposed subdivision for a residential condominium project with a maximum of 30 units on a 1.65 net acre lot, including a 25% density bonus.

APPLICANT: Ariel Preminger, Owner/Applicant
Harvey Goodman, Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE, INCIDENT TO SUBDIVISION, FROM R1-1 TO (T)(Q)RD3-1, SUBJECT TO CONDITIONS OF APPROVAL; AND APPROVAL OF ADJUSTMENT AS FILED.
Heather Dalmont (213) 978-1351

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, October 20, 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.