

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, FEBRUARY 16, 2006, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

George Stavaris, President
David Honda, Vice President
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 NOS. 4 AND 7:

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. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Presentation of Certificate of Appreciation for Sandor L. Winger, Former Commissioner, Vice President, and President of North Valley Area Planning Commission

3. **APCNV 2004-0694(ZC)**

Related Case: TT 60226

CEQA: ENV 2004-0695-MND

Plan: Granada Hills-Knollwood

Council District: 12

Location: 17950 Bull Canyon Road

Expiration Date: 12/28/05 extended
02/16/06

Continued from 01/05/06

Appeal Status: Further appealable to
City Council by Applicant.

PUBLIC HEARING COMPLETED JULY 21, 2005

ZONE CHANGE, incident to a subdivision, pursuant to Section 12.32 of the Municipal Code from A1-1-O-K to [T]RE40-1, for a maximum 8-lot single family subdivision on an 18.8 net acre site.

APPLICANT: Spiegel Development, Inc.

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM A1-1-O-K TO
(T)(Q)RE40-1-O-K.SUBJECT TO REVISED CONDITIONS OF APPROVAL AND A
MINIMUM LOT SIZE OF ONE ACRE (43,560 SQUARE FEET)
Emily Gabel-Luddy (213) 978-1327

4. **TENTATIVE TRACT NO. 60226-1A**
Related Case: APCNV 2004-0694(ZC)

CEQA: ENV 2004-0695-MND
Plan: Granada Hills-Knollwood

Council District: 12
Location: 17950 Bull Canyon Road
Expiration Date: 12/28/05 extended to 02/16/06
Appeal Status: See Below

Continued from 01/05/06

PUBLIC HEARING

AN APPEAL, from the entire decision by the Advisory Agency in approving TT60226. for an 8-lot single-family subdivision.

APPLICANT: Spiegel Development, Inc.

APPELLANT: Steven Carnevale

STAFF RECOMMENDS APPEAL BE GRANTED IN PART SUBJECT TO REVISED CONDITIONS OF APPROVAL.
Emily Gabel-Luddy (213) 978-1327

Note: The Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.

5. **APCNV 2004-2870(ZC)**

CEQA: ENV 2004-2865-MND
Plan: Sun Valley-La Tuna Canyon

Council District: 2
Location: 7770-7780 Varna Avenue
Expiration Date: N/A
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED DECEMBER 02, 2004

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 to (T)Q)RS-1 incident to a five-lot subdivision, for 5 detached single-family residences.

PROJECT: A five-lot subdivision for the development of 5 detached single-family dwellings on 1.04 5 acre lot.

APPLICANT: Egidus Kavalyauskas (Power of Attorney)
Pavel Hanousek, Owner

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)RS-1 SUBJECT TO CONDITIONS OF APPROVAL.
Emily Gabel-Luddy (213) 978-1327

6. **APCNV 2004-4001(ZC)**

CEQA: ENV 2004-3993-MND
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 10235 Independence Ave.
Expiration Date: N/A
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED APRIL 01, 2004

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 to RD1.5-1, incident to a one-lot subdivision, for 12-unit condominium.

PROJECT: A one-lot subdivision for the development of 12-unit condominium on a 0.41 net acre lot.

APPLICANT: Leonard Yaghoobi

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)R1.5-1
SUBJECT TO CONDITIONS OF APPROVAL.
Emily Gabel-Luddy (213) 978-1327

7. **ZA 2004-7745(ZAD)(ZAA)-1A**

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

Council District: 12
Location: 8741 Hillcroft Trail and
8766 Azul Drive
Expiration Date: 02/28/06
Appeal Status: Not further
appealable to City Council

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's approvals of: **1)** pursuant to Los Angeles Municipal Code Section 12.24-X,21, a Zoning Administrator's Determination to permit **a)** the construction of a one-family dwelling on a lot fronting on a Substandard Hillside Limited Street that is improved with a roadway width of less than 20 feet, and **b)** the construction of a one-family dwelling on a lot that does not have a vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main dwelling to the boundary of the Hillside Area; and **2)** pursuant to Los Angeles Municipal Code Section 12.28, a Zoning Administrator's Adjustment from Section 12.07.01-C,3 to permit a rear yard of 10 feet in lieu of the required 21 feet in the RE40 Zone.

APPLICANT: Robert E. Hunter, Jr.

APPELLANT: Patrick Kruger

STAFF RECOMMENDS DENIAL OF APPEAL
Michael Young (213) 978-1325

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, March 02, 2006** 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.