

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, February 16, 2006
Marvin Braude Constituent Services Center
6262 Van Nuys Boulevard, First Floor Meeting Room
Van Nuys, California 91401

MINUTES OF THE NORTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING TAPES FOR THIS MEETING. COPIES OF TAPES ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255.

The meeting was called to order by Commission President George Stavaris at 4:37 p.m.
Commissioners present: David Honda; John Lett, Sr., and Tony Torres.
Commissioner absent: Victor Sampson

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

None

2. **COMMISSION BUSINESS**

A. Advance Calendar

None

B. Commission Requests

None

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

Item Nos. 3 and 4 were discussed simultaneously as they were related.

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

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 RECOMMENDED 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

Discussion:

This item was discussed with Item No. 4 as they were related.

Motion: Approve zone change from A1-1-O-K to (T)(Q)RE40-1-O-K, adopt mitigated negative declaration and adopt findings as recommended by Planning staff.

Moved: Honda
Seconded: Torres
Ayes: Lett, Stavaris
Nays: None
Absent: Sampson

Vote: 4-0

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 RECOMMENDED APPEAL BE GRANTED IN PART SUBJECT TO
REVISED**

CONDITIONS OF APPROVAL.
Emily Gabel-Luddy (213) 978-1327

Discussion:

Staff presented the case and recommended modifying the conditions.

The Chair opened public hearing.

Applicant discussed the proposed project and answered questions of the Commission.

Five speakers testified in opposition.

The Chair closed public hearing.

Motion: Grant the appeal in part; approve maximum 13- lot single family subdivision;
adopt revised findings; modify conditions of approval as recommended by
staff.

Moved: Honda
Seconded: Lett
Ayes: Torres, Stavaris
Nays: None
Absent: Sampson

Vote: 4-0

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 acre lot.

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

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

Discussion:

Staff presented the case and corrected (Q) Qualified Conditions of Approval.

There were no other speakers.

The Chair closed public comment.

Motion: Adopt staff recommendation and conditions as corrected; approve zone change from RA-1 to (T)(Q)RS-1; adopt mitigated negative declaration and adopt findings.

Moved: Lett
Seconded: Torres
Ayes: Honda, Stavaris
Nays: None

Absent: Sampson

Vote: 4-0

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.

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

APPLICANT: Leonard Yaghoobi

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)RD1.5-1 SUBJECT TO CONDITIONS OF APPROVAL.
Emily Gabel-Luddy (213) 978-1327

Discussion:

Staff presented the case.

The Chair opened public comment.

The applicant spoke for the project.

Council District Office representative spoke in support of the project.

The Chair closed public comment.

Motion: Approve zone change from RA-1 to (T)(Q)RD1.5-1 subject to the Conditions of Approval; adopt mitigated negative declaration and adopt findings.

Moved: Torres
Seconded: Lett
Ayes: Honda, Stavaris
Nays: None
Absent: Sampson

Vote: 4-0

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 RECOMMENDED DENIAL OF APPEAL
Michael Young (213) 978-1325

Discussion:

Staff presented the case.

The Chair opened public hearing.

Appellant was not present. One speaker testified for the appeal.

The applicant testified.

Council District Office representative testified for the project.

The Chair closed public hearing.

Motion: Deny the appeal; sustain the action of the Zoning Administrator; adopt the mitigated negative declaration and findings.

Moved: Torres
Seconded: Lett
Ayes: Honda, Stavaris
Nays: None
Absent: Sampson

Vote: 4-0

8. **PUBLIC COMMENT PERIOD**

None

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 6:52 p.m.

George Stavaris, President

Fely C. Pingol. Commission Executive Assistant
North Valley Area Planning Commission

Date Adopted: _____