

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, MARCH 02, 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 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 2004-5185(ZC)**

CEQA: ENV 2004-5117-MND
Plan: Granada Hills-Knollwood

Council District: 12
Location: 16310 San Fernando
Mission Boulevard
Expiration Date: 03/02/06
Appeal Status: Further appealable to
City Council by Applicant.

PUBLIC HEARING COMPLETED JANUARY 06, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from A2-1 (Agricultural Zone) and RS-1 (Suburban Zone) to RD6-1 (Restricted Density Multiple Dwelling Zone).

PROJECT: Demolition of a single family dwelling, barn and shed and **construction of 19 detached 2-story condominium units**, providing 38 parking spaces for residents in attached 2 car garages and 20 uncovered guest parking spaces on an approximately 116,074 square foot lot. Note: (Tentative Tract 61793 for condominium purposes was approved by the Advisory Agency on December 5, 2005, and is currently being held under advisement).

APPLICANT: Ilan Levy, Hoffman Gardens LLC.

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM A2-1 AND RS-1 TO (T)(Q)RD6-1 SUBJECT TO CONDITIONS OF APPROVAL.
Madhu Kumar (213) 978-1169

4. **APCNV 2005-7104(ZC)**

CEQA: ENV 2005-7094-MND
Plan: Sylmar

Council District: 7
Location: 14050 Olive View Drive
Expiration Date: 03/04/06
Appeal Status: Further appealable to City Council by Applicant.

PUBLIC HEARING COMPLETED JANUARY 17, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from A1-1 (Agricultural Zone) to RE-11 (Residential Estate Zone).

PROJECT: The subdivision of land for the construction, use and maintenance of three single family dwellings. **Note:** A concurrent Hearing was held with the Deputy Advisory Agency (AA-2005-7093-PMLA) for subdivision purposes.

APPLICANT: Betty Duffy (Trustee), The Duffy Family Trust.

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM A1-1 TO (T)(Q)RE11-1
SUBJECT TO CONDITIONS OF APPROVAL.
Madhu Kumar (213) 978-1169

5. **APCNV 2005-6196(ZC)(ZAD)**

CEQA: ENV 2005-6203-MND
Plan: Sylmar

Council District: 7
Location: 14334-14346 Tyler Street
Expiration Date: 03/04/06
Appeal Status: Further appealable to City Council by Applicant.

PUBLIC HEARING COMPLETED JANUARY 17, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 (Suburban Zone) to RD3-1 (Restricted Density Multiple Dwelling Zone);

DETERMINATION, pursuant to Section 12.24. X.7 of the Municipal Code, to permit a 6-foot high Wall/Fence within the front yard setback in lieu of the maximum 42-inch in height permitted.

PROJECT: Demolition of an existing single family dwelling, and accessory buildings for the subdivision and construction of 23 single-family dwellings as part of a small lot subdivision. Each dwelling will provide two parking spaces and eight guest parking spaces for the entire subdivision. Note: A concurrent Hearing was held with the Advisory Agency on Tentative Tract 63264-SL for subdivision purposes.

APPLICANT: Daniel Berstein, Tyler Street, LLC

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)RD3-1
SUBJECT TO CONDITIONS OF APPROVAL.

Madhu Kumar (213) 978-1169

6. **APCNV 2005-6902(ZC)(ZAA)**

CEQA: ENV 2005-6899-MND

Plan: Arleta-Pacoima

Council District: 7

Location: 13650 Brownell Street

Expiration Date: 03/04/06

Appeal Status: Further appealable to
City Council by Applicant.

PUBLIC HEARING COMPLETED JANUARY 10, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 (Residential
Agricultural Zone) to R1-1 (One-Family Zone);

ADJUSTMENT, pursuant to Section 12.28 A of the Municipal Code, to permit reduced side
yards of five feet in lieu of the six feet required and reduced rear yards of ten feet in lieu of
the 15 feet required.

PROJECT: The construction, use and maintenance of four single-family dwellings. The
subject site is approximately 24,510 net square feet in size. Parcel Map number AA-2005-
6898-PMLA was filed for the development of a 4 lot subdivision on the subject site.

APPLICANT: Art Santiago, Montage Development, Inc.

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)RI-1
SUBJECT TO CONDITIONS OF APPROVAL AND APPROVAL OF ADJUSTMENT AS
FILED.

Lynda Smith (213) 978-1170

7. **APCNV 2005-6357(ZC-F)**

CEQA: ENV 2005-6360-MND

Plan: Sylmar

Council District: 7

Location: 12747 and 12751 Norris
Avenue

Expiration Date: 03/04/06

Appeal Status: Further appealable to
City Council by Applicant.

PUBLIC HEARING COMPLETED JANUARY 10, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from R1-1 (One-
Family Zone) to (T)(Q)RD3-1 (Restricted Density Multiple Dwelling Zone);

DETERMINATION, pursuant to Section 12.24.X.7 of the Municipal Code, to permit a six feet in height wall/fence within the front yard and side yard setback in lieu of the maximum 42 inch height permitted.

PROJECT: Demolition of four existing dwelling units and accessory buildings for the construction of 14 single-family dwellings as part of a small lot subdivision. Each home will provide two parking spaces; six guest parking spaces will be provided for the entire subdivision. The subject site is approximately 43,621 net square feet in size.

APPLICANT: Gail S. Jones, Russell W. Settell.

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM R1-1 TO (T)(Q)RD3-1
SUBJECT TO CONDITIONS OF APPROVAL AND APPROVAL OF DETERMINATION
AS FILED.

Lynda Smith (213) 978-1170

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 16, 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.