

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, MARCH 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 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

C. Minutes of January 05, 2006 and January 19, 2006

3. **APCNV- 2005-7266-ZC-ZAA-ZAD-PAD**

CEQA: ENV 2005-7062-MND

Plan: Sylmar

Council District: 7

Location: 13901 Polk Street

Expiration Date: 03/16/06

Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED JANUARY 10, 2006

ZONE CHANGE, pursuant to Section 12.32.I of the Los Angeles Municipal Code, from A1-1 (Agriculture Zone) to RE11-1 (Residential Estate Zone);

ADJUSTMENT, pursuant to Section 12.28.A of the Municipal Code, to permit the following:

- a) a fence/wall up to ten-feet in height along the northwesterly and southwesterly property line in lieu of the maximum six-feet permitted;
- b) reduced lot areas for proposed Lots 3, 6, 9, and 12, from approximately 10,346 square feet to 10,756 square feet in lieu of the minimum 11,000 square feet required

PLAN APPROVAL, pursuant to Section 12.24.N, a deemed to be approved (Conditional Use) for a reduction in site area of an existing church and school, including the demolition of portions of the school and remodel of an existing church sanctuary.

PROJECT: The subdivision of land for the construction, use, and maintenance of 12 new single-family dwellings, and the remodel of an existing church. The subject site is approximately 208,089 net square feet in size. (A concurrent application for Tentative Tract Map 62886 has been filed and is being processed separately by the Advisory Agency).

APPLICANT: Chuck Francoeur, Montage Development, Inc.

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM A1-1 TO (T)(Q)RE11-1 SUBJECT TO CONDITIONS OF APPROVAL; APPROVAL OF ADJUSTMENTS AND CONDITIONAL USE PLAN APPROVAL AS FILED.
Jim Tokunaga (213) 978-1172

4. **APCNV- 2005-8348-ZC-BL-ZAD**

CEQA: ENV- 2005-8338-MND
Plan: Mission Hills-Panorama City-North Hills

Council District: 7
Location: 14658, 14630-14666 W. Plummer Street
Expiration Date: 03/17/06
Appeal Status: Further appealable to City Council by Applicant.

PUBLIC HEARING COMPLETED FEBRUARY 07, 2006

ZONE CHANGE, pursuant to Section 12.32.I of the Los Angeles Municipal Code, from RA-1 (Suburban) to RD1.5-1 (Restricted Density Multiple Dwelling Zone);

BUILDING LINE REMOVAL, pursuant to Section 12.32 of the Municipal Code, of a 25-foot building line on the south side of Plummer Street;

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

ADJUSTMENT, pursuant to Section 12.28 of the Municipal Code, Section from 12.21.C.2(a) to permit a 6-foot separation between all 38 residential condominium buildings in lieu of the 12-feet required.

PROJECT: Demolition of five single family dwellings for the construction of 38 detached condominium units. Each unit will have a two space garage and 14 common guest parking spaces will be located within the gated project. The project site is approximately 82,134 square feet in size. (A concurrent application for Tentative Tract Map 64516 for condominium purposes has been filed and is being processed by the Advisory Agency).

APPLICANT: Harris Singh Holdings, LLC, Michael Harris

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)RD1.5-1 SUBJECT TO CONDITIONS OF APPROVAL; APPROVAL OF BUILDING LINE REMOVAL, FENCE HEIGHT DETERMINATION AND ADJUSTMENT AND CONDITIONAL USE PLAN APPROVAL AS FILED.
Jim Tokunaga (213) 978-1172

5. **APCNV- 2004-4575-ZC-ZAA-F**
Related Case: Tentative Tract 61171

CEQA: ENV- 2004-4456-MND
Plan: Mission Hills-Panorama City-North Hills

Council District: 7
Location: 9245 Burnet Avenue
Expiration Date: N/A
Appeal Status: Further appealable
to City Council by Applicant.

PUBLIC HEARING COMPLETED MARCH 03, 2005

ZONE CHANGE, pursuant to Section 12.32.I of the Los Angeles Municipal Code, from RA-1 to RD3-1, including those portions of the alley to be merged to the project site, incident to a subdivision;

ZONING ADMINISTRATOR ADJUSTMENT, pursuant to Section 12.28.A of the Municipal Code, from Code Section 12.09.1.B.4 to permit a reduced lot area of 20,525 net square feet for 7 units in the RD3 zone in lieu of the required 21,000 square feet.

ZONING ADMINISTRATOR ADJUSTMENT, pursuant to Section 17.03.A of the Municipal Code, from Code Section 12.21.C.2(a) to permit 8 feet between buildings in lieu of the required 10 feet;

VARIANCE, pursuant to Section 12.24-X,7, from Code Section 12.22.C.20(f)(2) to permit a fence height of 6 feet in lieu of the 3 ½ feet in the front yard.

PROJECT: A 1-lot subdivision for a maximum 7-unit detached residential condominium development on a 0.47 net acre lot.

APPLICANT: Heritage Development Partners, LLC
Robert Hetzer, Owner

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)RD3-1, INCLUDING THOSE PORTIONS OF THE ALLEY TO BE MERGED TO THE SUBJECT SITE, SUBJECT TO CONDITIONS OF APPROVAL; APPROVAL OF ZONING ADMINISTRATOR DETERMINATIONS AND VARIANCE AS FILED.
Sue Chang (213) 978-1326

6. **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, APRIL 06, 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.