

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, March 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 4:34 p.m.
Commissioners present: David Honda, Victor Sampson, and Tony Torres.
Commissioner absent: John Lett, Sr.

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

None

2. **COMMISSION BUSINESS**

A. Advance Calendar

None

B. Commission Requests

None

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

Minutes of January 05, 2006 and January 19, 2006 were adopted.

Moved: Sampson
Seconded: Torres
Ayes: Stavaris
Absent: Honda, Lett

Vote: 3-0 .

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 RECOMMENDED 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

Discussion:

Staff presented the case.

The Chair opened public comment.

Applicant made his presence known for any questions by the Commission.

The Chair closed public comment.

Motion: Approve Zone Change from A1-1 to (T)(Q)RE11-1 subject to Conditions of Approval; approve a Fence Height Adjustment to permit a fence/wall up to ten-feet in height along the northwesterly and southwesterly property line of the entire subdivision; approve Area Adjustment to permit a reduced lot areas for proposed Lots 3, 6, 9, and 12; approve Conditional Use Plan Approval 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; adopt mitigated negative declaration; and adopt findings.

Moved: Torres

Seconded: Sampson

Ayes: Stavaris

Nays

: Absent: Honda, Lett

Vote: 3-0

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-feet 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 RECOMMENDED 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

Discussion:

Staff presented the case.

The Chair opened public comment.

Applicant spoke for the project and asked that Conditions of Approval be modified.

The Chair closed public comment.

Motion: Approve zone change from RA-1 to (T)(Q)RD1.5-1 subject to Conditions of approval; approve building line removal of a 25-foot building line; approve a fence height determination to permit a six-foot in height masonry and wrought iron fence within the required front yard; approve an adjustment to permit a six-foot separation between all 38 residential buildings; adopt mitigated negative declaration; and adopt findings.

Moved: Honda
Seconded: Torres
Ayes: Stavaris
Nays: Sampson
Absent: Lett

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Vote: 3-1

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

Discussion:

Staff presented the case.

The Chair opened public comment.

Applicant spoke for the project.

The Chair closed public comment.

Motion: Approve 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; approved zoning administrator's determination to permit a lot area of 20,525 square feet for 7-units in the RD3; to permit passageways of 8-feet between buildings; and to permit a six-feet in height fence/wall within the front yard; adopt mitigated negative declaration; and adopt findings.

Moved: Torres
Seconded: Sampson
Ayes: Honda, Stavaris
Nays: Lett

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Vote: 4-0

6. **PUBLIC COMMENT PERIOD**

None

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:28 p.m.

George Stavaris, President

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

Date Adopted: _____