

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, APRIL 06, 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. 6:

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 February 02, 2006

3. **AA- 2005-5828-PMLA-A1**

CEQA: ENV 2005-5829-CE
Plan: Sun Valley-La Tuna Canyon

Council District: 6
Location: 11940 W. Cantara Street
Expiration Date: 04/06/06
Appeal Status: Not further
appealable to City Council

PUBLIC HEARING COMPLETED JANUARY 05, 2006

AN APPEAL, from the Advisory Agency's decision in approving the three single family parcels from one 16,000 square foot lot. (Request to delete Condition 3a and 3b regarding Bureau of Engineering requirement to improve Cantara Street and Gentry Avenue.

APPLICANT: Carter Hernandez, Owner

APPELLANT: Carter Hernandez
Oscar Ensafi, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
Lynn Harper (213) 978-1310

4. **APCNV- 2005-5498-ZC**

CEQA: ENV- 2005-5499-MND
Plan: Mission Hills-Panorama City-North Hills

Council District: 7
Location: 8641 Cedros Avenue
Expiration Date: 04/08/06
Appeal Status: Further appealable to City Council by Applicant.

PUBLIC HEARING COMPLETED FEBRUARY 24, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, from RA-1 (Suburban Zone) to R3-1 (Multiple Dwelling Zone);

PROJECT: Demolition of a single family dwelling and the development of two new duplexes, for a total of 4 dwelling units, 2 story, 26 feet in height, providing one garage parking space per duplex unit for a total of 4 enclosed resident parking spaces, and 4 open resident parking spaces, on a 6,750 square foot lot.

APPLICANT: Maria G. Tapia

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)R3-1 SUBJECT TO CONDITIONS OF APPROVAL.
Madhu Kumar (213) 978-1169

5. **APCNV- 2004-6799-ZC-SM**

Related Case: Tentative Tract 61231

CEQA: ENV- 2004-6800-MND
Plan: Sylmar

Council District: 7
Location: 13373 Jamie Avenue
Expiration Date: N/A
Appeal Status: Further appealable to City Council by Applicant.

PUBLIC HEARING COMPLETED AUGUST 18, 2005

ZONE CHANGE, pursuant to Section 12.32. of the Los Angeles Municipal Code, from RA-1-K and (T)RS-1-K to R1-1;

SLIGHT MODIFICATION, to allow a reduced lot width in connection with Tentative Tract 61231 for a 7 single-family lot subdivision.

APPLICANT: Albert Gonzalez

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 AND (T)RS-1-K TO (T)(Q)RS-1 SUBJECT TO CONDITIONS OF APPROVAL; DISMISSAL OF REQUEST FOR SLIGHT MODIFICATION.
Fernando Tovar (213) 978-1349

6. **TENTATIVE TRACT MAP NO. 60855-1A**
Related Case: APCNV -2005-1296-ZC-ZAA-F

CEQA: ENV 2004-3195-MND
Plan: Sunland-Tujunga-Shadow Hills-
Lake View Terrace-East La Canyon

Council District: 7
Location: 11759-61 N. Fenton
Avenue
Expiration Date: 03/21/06 Ext.
Appeal Status: See Below

PUBLIC HEARING

AN APPEAL, from the entire decision by the Advisory Agency in approving Tentative Tract 60855 for a 10-lot single-family subdivision.

APPLICANT: Mark Handel

APPELLANT: Mark Handel

STAFF RECOMMENDS TO DENIAL OF APPEAL.
Joey Vasquez (213) 978-1352

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.

7. **APCNV- 2005-1296-ZC-ZAA-F**
Related Case: Tentative Tract 60855

CEQA: ENV 2004-3195-MND
Plan: Sunland-Tujunga-Shadow Hills-
Lake View Terrace-East La Canyon

Council District: 7
Location: 11759-61 N. Fenton
Avenue
Expiration Date: 03/21/06 ext.
Appeal Status: Further appealable
to City Council by Applicant.

PUBLIC HEARING COMPLETED OCTOBER 20, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from (T)RS-1 (Single Family Dwelling Zone)/A2-1 (Agricultural Zone) to RS-1 (Single-Family Dwelling Zone and RD6-1 (Multiple-Family Zone);

ZONING ADMINISTRATOR ADJUSTMENT, pursuant to Section 12.28.C.4 of the Municipal Code, from Code Section 12.09.1.B.4 to permit a reduced lot area of 76,518 net square feet, in lieu of the required 78,000 square feet, for 13 dwelling units in the RD6-1 Zone.

VARIANCE, pursuant to Section 12.24-X7, from Code Section 12.22.C20.(f)(2), to permit a wall not to exceed a height of 6 feet, in lieu of the maximum of 3 ½ feet allowed in the front yard.

PROJECT: A subdivision for a total of three lots consisting of two single-family lots in the RS-1 Zone and one lot in the RD6-1 Zone for 13 detached residential condominium units.

APPLICANT: Mark Handel

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE TO (T)(Q)RS-1 SUBJECT TO CONDITIONS OF APPROVAL; DISMISSAL OF ZONING ADMINISTRATOR ADJUSTMENT AND VARIANCE AS FILED.
Joey Vasquez (213) 978-1352

8. **WRIT OF MANDATE, TAKEUCHI, ET AL. V. CITY OF LOS ANGELES, ET AL.**

Communication from City Attorney relative to writ of mandate in Takeuchi, et al. v. City of Los Angeles, et al., Los Angeles Superior Court No. BS 093322, recommending that the Commission VACATE its 2004 approval of a Mitigated Negative Declaration and grant of a conditional use permit, and INSTRUCT the Planning Department that an environmental impact report must be prepared and adopted before the project may proceed.

Commission may recess to Closed Session discussion of this matter pursuant to Gov't Code Section 54956.9(a) to allow the Commission to receive legal advice from its counsel regarding pending litigation in the case entitled Takeuchi, et al. v. City of Los Angeles, et al., Los Angeles Superior Court No. BS 093322.

9. **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 20, 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.