

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, MAY 18, 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. 5:

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 April 06, 2006, April 20, 2006, and May 04, 2006

3. **AA 2005-5766-PMLA-A1**

CEQA: ENV 2005-5767-ND

Plan: Chatsworth-Porter Ranch

Council District: 12

Location: 9135 N. Tampa Avenue

Expiration Date: 04/24/06 ext.

Appeal Status: Not further
appealable to City Council

Continued from 04/20/06

PUBLIC HEARING COMPLETED JANUARY 19, 2006

AN APPEAL, from Conditions 1, 2, 3, 5, 6a-c, 7a-b, 8a-b, 9a-e, 10, 12-3, and 12-4 of the Advisory Agency's approval which are part of the Bureau of Engineering's Building and Safety, Department of Transportation, Street Lighting, and City Planning Standard Conditions, for the proposed two-parcel commercial subdivision of 15.5 acre commercial lot.

APPLICANT: Crown Northridge Associates LLC
David E. Moss, Representative

APPELLANT: Crown Northridge Associates LLC.

STAFF RECOMMENDS GRANTING OF APPEAL AND DELETING CONDITON 12-3.
Lynn Harper (213) 978-1310

4. **APCNV 2005-3966-ZC**

Related Case: AA 2005-3926-PMLA

CEQA: ENV 2005-3927-MND

Plan: Arleta-Pacoima

Council District: 7

Location: 12826 & 12836 Filmore St.

Expiration Date: n/a

Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED NOVEMBER 17, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, from RA-1 to (T)(Q)R2-1 for a maximum new four-parcel, multi-family development on a 1.0 acre lot.

APPLICANT: Martha Morga, Owner

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)R2-1
SUBJECT TO CONDITIONS OF APPROVAL.

Lynn Harper (213) 978-1310

5. [DIR 2004-7782-DRB-SPP-A1](#)
[CEQA: ENV 1988-26-EIR](#)
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 20109 Rinaldi Street
Expiration Date: 03/07/06 ext.
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, of the Director of Planning's Determination of Design Review and Project Permit Compliance Conditional Approval – Porter Ranch Specific Plan.

PROJECT: A revised Tentative Tract map for a 25-lot subdivision to match the site plan review for commercial retail center development, located on approximately 40 acres on the north side of Rinaldi Street between Mason Avenue and Porter Ranch Drive.

APPLICANT: Dave Hasson, Porter Ranch Development Company

APPELLANT: Dave Hasson, Porter Ranch Development Company

STAFF RECOMMENDS DENIAL OF APPEAL WITHOUT PREJUDICE.
Richard H. Platkin (818) 374-5037

6. [APCNV 2005-8170-ZC-BL](#)
[CEQA: ENV 2005-8171-MND](#)
Plan: Mission Hills-Panorama City-
North Hills

Council District: 7
Location: 15307 Nordhoff Street
Expiration Date: 05/20/06
Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED APRIL 07, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 (Suburban Zone) to [T][Q]RD1.5-1 (Restricted Density Multiple Dwelling Zone);

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Municipal Code, of a 25-foot building line established by Ordinance No. 99,671.

PROJECT: Construction of 14 apartment units, including 4 density bonus units, approximately 45 feet high having 3 residential stories over a parking garage with 32 parking spaces on a 16,000 square foot lot.

APPLICANT: Alvaro Quevedo

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)RD2-1 SUBJECT TO CONDITIONS OF APPROVAL AND APPROVAL OF BUILDING LINE REMOVAL.
Madhu Kumar (213) 978-1169

7. [APCNV 2005-8574-ZC-ZAA-ZAD](#)

[CEQA: ENV 2005-8563-MND](#)

Plan: Sunland-Tujunga-Lake View Terrace-

Council District: 2

Location: 9166 Tujunga Canyon Rd.

Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED MARCH 07, 2006

ZONE CHANGE, pursuant to Section 12.32.I of the Los Angeles Municipal Code, from A2-1 (Agriculture Zone) to RD3-1 (Restricted Density Multiple Dwelling Zone);

YARD ADJUSTMENT, pursuant to Section 12.28.A of the Municipal Code, to permit a reduced rear yard setback of 10-feet in lieu of the minimum 15-feet required;

FENCE HEIGHT DETERMINATION, pursuant to Section 12.24.X.7 of the Municipal Code, to permit a eight-feet in height fence within the front yard setback in lieu of the maximum 42-inch height permitted;

VARIANCE, pursuant to Section 12.27.A of the Municipal Code, to permit a fence/wall up to 14-feet in height along the side and rear yards in lieu of the maximum eight-feet permitted.

PROJECT: Demolition of an existing convalescent hospital building for the construction, use, and maintenance of 25-unit condominium complex. The complex will consist of 11 buildings, each two-stories, approximately 29-feet in height. Each unit will contain an attached two car garage, and 13-guest parking spaces will be located throughout the project. The site is 82,946 net square feet.

APPLICANT: Tujunga-BCG-JG-JG, LLC

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM A2-1 TO (T)(Q)RD3-1; AND YARD ADJUSTMENT AS FILED; DISAPPROVAL OF FENCE HEIGHT AND VARIANCE REQUESTS.

Jim Tokunaga (213) 978-1470

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, June 01, 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.