

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JUNE 15, 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 AND 7:

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 May 18, 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 05/18/06

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

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

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

4. **AA 2003-6743-PMLA-MOD-A1**

CEQA: ENV 2003-6744-CE
Plan: Sunland-Lakeview Terrace-Shadow
Hills-East La Tuna Canyon

Council District: 2
Location: 6819 West Estaban Street
Expiration Date: 06/22/06
Appeal Status: Not further
appealable to City Council

PUBLIC HEARING COMPLETED MAY 06, 2004

AN APPEAL, from Conditions 29e and the lot size area from Modification Letter dated May 5, 2006 issued by the Advisory Agency.

APPLICANT: Donald Freed. Owner

APPELLANT: Valerie Ava Nelson.

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

5. **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 Tuna
Canyon

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

Continued from 04/06/06

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

6. **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 Tuna
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.

Continued from 04/06/06

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

7. **TENTATIVE TRACT MAP NO. 64053-1A**
Related Case: APCNV 2006-0681-ZC

CEQA: ENV 2006-0017-MND
Plan: Mission Hills-Panorama City-North Hills

Council District: 12
Location: 8609 N. Haskell Avenue
Expiration Date: 06/20/06
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the entire decision by the Advisory Agency in approving Tentative Tract 64053 for a maximum 5-lot single-family subdivision on a 1.31 acre site.

APPLICANT: Zohar Eizenberg, A2 Z Developers, LLC

APPELLANT: Zohar Eizenberg, A2 Z Developers, LLC

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

8. [APCNV 2006-0681-ZC](#)
Related Case: [Tentative Tract 64053](#)

CEQA: ENV 2006-0017-MND
Plan: Mission Hills-Panorama City-North Hills

Council District: 12
Location: 8609 N. Haskell Avenue
Expiration Date: 06/15/06
Appeal Status: Further appealable to City Council by Applicant

PUBLIC HEARING COMPLETED APRIL 06, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, incident to a Tentative Tract, from RA-1 to RS-1 for a maximum 5-lot single-family subdivision on a 1.31 acre site.

APPLICANT: A2 Z Developers, LLC

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)RE9-1 SUBJECT TO CONDITIONS OF APPROVAL.
Joey Vasquez (213) 978-1352

9. [APCNV 2005-7304-ZC](#)

CEQA: ENV 2005-7305-MND
Plan: Mission Hills-Panorama City-North Hills

Council District: 7
Location: 10937-10947 Sepulveda Boulevard
Expiration Date: 06/11/06 ext.
Appeal Status: Further appealable to City Council by Applicant

PUBLIC HEARING COMPLETED APRIL 28, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, from C2-1 (Commercial Zone) and P-1 (Automobile Parking Zone) to C2-1 (Commercial Zone).

PROJECT: Demolition of an existing commercial building and pavement of the lot for the display and sales of used automobiles in conjunction with the automobile dealership located across the street at 11000 Sepulveda Boulevard. The project proposes to provide 7 customer parking spaces.

APPLICANT: Jody Stout, Titan Development

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM C2-1 AND P-1 TO (T)(Q)C2-1 SUBJECT TO CONDITIONS OF APPROVAL.
Lynda Smith (213) 978-1170

10. [APCNV 2006-0772-ZC](#)

CEQA: ENV 2005-9338-MND
Plan: Sun Valley-La Tuna Canyon

Council District: 6
Location: 11731 Runnymede Street
Expiration Date: 06/11/06 Ext.
Appeal Status: Further appealable to City Council by Applicant

PUBLIC HEARING COMPLETED APRIL 28, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from R1-1 (One-Family Zone) to RD1.5-1 (Restricted Density Multiple Dwelling Zone);

PROJECT: Construction of a four-unit apartment building, 3-stories, and a maximum of 30 feet 9 inches in height, providing two parking spaces for each dwelling unit within an enclosed garage for a total of 8 parking spaces on a 6,768 square foot lot.

APPLICANT: George Khalatian

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM R1-1 TO (T)(Q)RD1.5-1 SUBJECT TO CONDITIONS OF APPROVAL .
Lynda J. Smith (213) 978-1170

11. [APCNV 2005-3797-ZC](#)
Related Case: [Tentative Tract 54432](#)

CEQA: ENV 2004-0330-MND
Plan: Arleta-Pacoima

Council District: 7
Location: 12474 Pierce Street
Expiration Date: n/a
Appeal Status: Further appealable to City Council by Applicant

PUBLIC HEARING COMPLETED OCTOBER 20, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, incident to a Tentative Tract, from A2-1 to (T)(Q)R1-1 for an eight-lot single-family subdivision on 0.92 net acre lot.

APPLICANT: Leroy Adams

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM A2-1 TO (T)(Q)R1-1;
SUBJECT TO CONDITIONS OF APPROVAL.
Simon Pastucha (213) 978-1326

12. **APCNV 2004-4682-ZC**
Related Case: **Tentative Tract 61735**

CEQA: ENV 2004-4675-MND
Plan: Sun Valley

Council District: 6
Location: 7651 Laurel Canyon Blvd.
Expiration Date: n/a
Appeal Status: Further appealable to City Council by Applicant

PUBLIC HEARING COMPLETED APRIL 07, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, incident to a Tentative Tract, from R1-1 to R3-1.

PROJECT: Forty seven condominium units (35 units permitted by the proposed zoning plus 12 density bonus units of which 4 will be set aside for Very Low Income, or 7 will be set aside for Low Income residents).

APPLICANT: Armin Gharai (F and T Group LLC)

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM R1-1 TO (T)(Q)R3-1;
SUBJECT TO CONDITIONS OF APPROVAL.
Simon Pastucha (213) 978-1326

13. **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, July 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.