

Informacion en Español acerca de esta junta puede ser obtenida llamando al (213) 978-13000

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JULY 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
Vacant, 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. 4:

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 and June 15, 2006

3. **APCNV-2006-1241-ZC**

CEQA: ENV 2006-1232

Plan: Sylmar

Council District: 7

Location: 13435 N. Hubbard Street

Expiration Date: 07/10/06

Appeal Status: Further appealable to City Council by Applicant

PUBLIC HEARING COMPLETED MAY 16, 2006

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

PROJECT: The construction, use, and maintenance of a 27-unit residential condominium project with 61 parking spaces (54 for residents, and 7 guest parking spaces). The project site is 40,841 net square feet. (Note: A concurrent application has been filed under Tentative Tract No. 63073 for the condominium subdivision with the Advisory Agency).

APPLICANT: Estean Hanson Lenyoun III, Trustee of the Lenyoun Family Trust
David Pepper, Trustee of the David & Robbin Pepper Family Trust

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1-K TO (T)(Q)RD1.5-1-K SUBJECT TO CONDITIONS OF APPROVAL .
Jim Tokunaga (213) 978-1470

4 **TENTATIVE TRACT MAP NO. 61955-1A**

Related Case: APCNV-2005-3201-ZC

CEQA: ENV-2005-3158-MND
Plan: Granada Hills-Knollwood

Council District: 12
Location: 17900 W. Ridgeway Road
Expiration Date: 07/12/06
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the entire decision by the Advisory Agency in disapproving Tentative Tract 61955 for a 13-lot single-family subdivision.

APPLICANT: Peter Lee

APPELLANT: Peter Less

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

5. **APCNV 2005-3201-ZC**
Related Case: Tentative Tract 61955

CEQA: ENV 2005-3158-MND
Plan: Granada Hills-Knollwood

Council District: 12
Location: 17900 W. Ridgeway Road
Expiration Date: n/a
Appeal Status: Further appealable to City Council by Applicant

PUBLIC HEARING COMPLETED JANUARY 19, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, incident to a Tentative Tract, from A1-1-K to RE20-1-K for a maximum 13-lot single-family subdivision on a 6.42 acre site.

APPLICANT: Cal Land Engineering

STAFF RECOMMENDS DISAPPROVAL OF ZONE CHANGE REQUEST AS FILE;
APPROVE ZONE CHANGE FROM A1-1-K TO (T)(Q)RE40-1-K SUBJECT TO
CONDITIONS OF APPROVAL.
Joey Vasquez (213) 978-1352

6. [APCNV-2005-2244-ZC-ZAA](#)
Related Case: Tentative Tract 62613

[CEQA: ENV-2005-2242-MND](#)
Plan: Sylmar

Council District: 7
Location: 15503 El Cajon Street
Expiration Date: n/a
Appeal Status: Further appealable
to City Council by Applicant

PUBLIC HEARING COMPLETED DECEMBER 01, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, incident to a Tentative Tract, from RA1-1 to R1-1; **and**

ZONING ADMINISTRATOR'S ADJUSTMENT, pursuant to Section 12.28 of the Municipal Code, from Section 12.08C.1 to permit a reduced front yard setback of 4.8 feet in lieu of the required 16 feet, and from Section 12.08C.2 to permit a reduced side yard setback of 3.24 feet in lieu of the required 5 feet for an existing residence on Lot No. 4, for a maximum 5-lot single-family subdivision on a 0.625 acre site.

APPLICANT: Kevin Dunne

STAFF RECOMMENDS DISAPPROVAL OF ZONE CHANGE REQUEST AS FILED;
APPROVE ZONE CHANGE FROM RA-1 TO (T)(Q)R1-1 AND APPROVE ZONING
ADMINISTRATOR'S ADJUSTMENTS SUBJECT TO CONDITIONS OF APPROVAL.
Joey Vasquez (213) 978-1352

7.. [APCNV- 2005-4641-ZC](#)
Related Case: Tentative Tract 62021

[CEQA: ENV 2005-2691-MND](#)
Plan: Chartsworth-Porter Ranch

Council District: 12
Location: 10777 N. Winnetka Ave.
Expiration Date: n/a
Appeal Status: Further appealable
to City Council by Applicant

PUBLIC HEARING COMPLETED DECEMBER 01, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, incident to a Tentative Tract Map, from A1-1 to (T)A2-1, for a maximum 5-lot single-family subdivision on an 11.38 net acre site.

APPLICANT: Adnan Mustafa

STAFF RECOMMENDS DISAPPROVAL OF ZONE CHANGE REQUEST AS FILED;
APPROVE ZONE CHANGE FROM A1-1 TO (T)(Q)A2-1 SUBJECT TO CONDITIONS OF
APPROVAL.
Joey Vasquez (213) 978-1352

8. [APCNV- 2005-0429-ZC](#)

CEQA: ENV-2004-6743-MND

Plan: Mission Hills-Panorama City

Council District: 12

Location: 9253 N. Aqueduct Avenue

Expiration Date: N/A

Appeal Status: Further appealable to City Council by Applicant.

PUBLIC HEARING COMPLETED MARCH 16, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, incident to Parcel Map, from RA-1 to (T)(Q)R1-1 for two-parcel single-family subdivision of a 0.3 acre lot.

APPLICANT: Stephen Parry, Owner

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)RE9-1, SUBJECT TO CONDITIONS OF APPROVAL.
Lynn Harper (213) 978-1310

9. [APCNV- 2005-7167-ZC](#)

CEQA: ENV 2005-7168-MND

Plan: Sunland-Tujunga-Shadow Hills-
Lake View Terrace-East La Tuna
Canyon

Council District: 2

Location: 10157 Johanna Avenue

Expiration Date: 07/06/06 .

Appeal Status: Further appealable to City Council by Applicant.

PUBLIC HEARING COMPLETED MAY 19, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RE40-1-K (Residential Estate Zone) to RE-20-1-K (Residential Estate Zone).

PROJECT: **Construction of 6 new single-family dwellings** approximately 24 feet to 39 feet in height, 2 to 3 stories, with 12 parking spaces, on a 146,286 square foot lot. (Note: Tentative Tract Map 63411 has been filed for subdivision purposes along with a zone variance which will require a separate public notice and hearing before the Advisory Agency at a later date.)

APPLICANT: Mike Paschalisidis

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RE40-1-K TO (T)(Q)RA-1-K, AT A DENSITY OF NOT MORE THAN ONE DWELLING UNIT PER 20,000 SQUARE FEET OF LOT AREA, SUBJECT TO CONDITIONS OF APPROVAL.
Madhu Kumar (213) 978-1162

10. **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 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.