

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, July 06, 2006
Marvin Braude Constituent Services Center
6262 Van Nuys Boulevard, First Floor Meeting Room
Van Nuys, California 91401

ACTION MINUTES OF THE NORTH VALLEY AREA PLANNING COMMISSION. COMPLETE DETAILS 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 Stavaris 4:30 at p.m.

Commissioners present: David Honda, John Lett, Sr., Victor Sampson
Commissioner absent: None

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

None

2. **COMMISSION BUSINESS**

A. Advance Calendar

None

B. Commission Requests

Commissioner Honda requested a proclamation/commendation for former North Valley Area Planning Commissioner Tony Torres.

C. Minutes of May 18, 2006 and June 15, 2006

Above Minutes of Meetings were adopted by consent.

Item Nos. 4 and 5 were called out of order. Taken as Item Nos. 3 and 4.

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

Applicant requested continuance to September 7, 2006.

Motion: Approve requested continuance to September 7, 2006.

Moved: Sampson
Seconded: Lett
Ayes: Honda, Stavaris
Nays: None

Vote: 4-0

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 RECOMMENDED 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

This case was related to Item No. 4 and was also continued to September 7, 2006
as voted.

Agenda Item Nos. 6 and 7 were moved out of order. Taken as Item Nos. 5 and 6.

The President announced that there were no speaker cards submitted for these agenda
Items. He, therefore, proposed to place these items on consent calendar. Both items
were approved by consent without objections.

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 RECOMMENDED 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

APPROVED BY CONSENT WITHOUT OBJECTIONS.

VOTE: 4-0 (Honda, Lett, Sampson, Stavaris)

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

APPROVED BY CONSENT WITHOUT OBJECTIONS.

VOTE: 4-0 (Honda, Lett, Sampson, Stavaris)

Agenda Item No. 9 was moved out of order. Taken as Item No. 7

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

Staff presented the case.

The Chair opened public comment.

Applicant representative spoke of the project.

One speaker spoke against the proposal. One person filed a speaker card but did not speak.

Council District representative spoke against the proposed zone change and wanted to keep the present zone in tact.

Staff submitted a plan map to the Commission as requested by Commissioner Stavaris.

The Chair closed public comment.

Motion: Approve zone change to (T)(Q)RA-1-K subject to Conditions of Approval; Adopt staff findings; and adopt Mitigated Negative Declaration No. ENV-2005-7166.

Moved: Honda
Seconded: Sampson
Ayes: Lett, Stavaris
Absent: None

Vote: 4-0

Below case was taken as Item No. 8

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 RECOMMENDED 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

Staff presented the case and answered questions of the Commission.

The Chair opened public comment.

Applicant representative spoke for the project. He concurred with the Staff Report and Recommendation.

Three speakers spoke against the project and one for the project.

The Chair closed public comment

Commission deliberated shortly.

Motion: Approve zone change from RA-1-K to (T)(Q)RD1.5-1-K subject to the Conditions of Approval; adopt Findings, and adopt Mitigated Negative Declaration No.. ENV-2006-1232-MND.

Moved: Honda
Seconded: Lett
Ayes: Sampson, Stavaris
Nays: None

Vote: **4-0**

Agenda Item No. 8 was taken as Item No. 9

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

Staff briefly presented the case and answered questions of the Commission.

The Chair opened public comment.

Applicant representative requested continuance to correct and resubmit project plans.

Motion: Approve request for continuation to November 16, 2006.

Moved: Stavaris
Seconded: Lett
Ayes: Honda, Sampson
Absent: None

Vote: 4-0

10. **PUBLIC COMMENT PERIOD**

A speaker spoke regarding community activities.

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:50 p.m.

George Stavaris, President

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

Date Adopted: 080306