

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JULY 20, 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.:

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. **ELECTION OF OFFICERS**

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

3. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

4. **[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 and 06/15/06

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 Realty & Development

APPELLANT: Crown Realty & Development

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

5. [APCNV-2003-3445-ZC](#)
Related Case: Tentative Tract No. 54080

CEQA: ENV 2003-3313-MND
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 10753-10775 N. Andora Avenue
Expiration Date: n/a
Appeal Status: Further appealable to City Council by Applicant

PUBLIC HEARING COMPLETED SEPTEMBER 18, 2003

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from A2-1 to RA-1 incident to a 6-lot single family subdivision;

ZONING ADMINISTRATOR'S ADJUSTMENT, to permit the continued use and maintenance of two single family homes with a 0-foot side yard setback for an existing garage and a 15-foot front yard setback for an existing house on Lot No. 6; and to permit the continued use and maintenance of existing horse corrals, barns, and appurtenant structures within the front yards of Lot Nos. 1 and 8.

APPLICANT: Ray Rieman, California Industries, Inc.

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM A2-1 TO (T)(Q)RA-1-K SUBJECT TO CONDITIONS OF APPROVAL AND APPROVAL OF ZONING ADMINISTRATOR'S ADJUSTMENT AS FILED
Simon Pastucha (213) 978-1326

6. [APCNV-2001-3211-ZC](#)

CEQA: ENV 2001-3037-MND
Plan: Granada Hills-Knollwood

Council District: 12
Location: 12001 N. Longacre Ave.
Expiration Date: n/a
Appeal Status: Further appealable to City Council by Applicant

PUBLIC HEARING COMPLETED AUGUST 04, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from A1-1-O-K to RE40-1, incident to a five-lot single-family subdivision on a 4.677 net acre lot.

APPLICANT: Arin Capital & Investment Corp. (Edmond Khudyan)

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM A1-1-O-K TO (T)(Q)RE40-1-K SUBJECT TO CONDITIONS OF APPROVAL.
Simon Pastucha (213) 978-1326

7. [APCNV-2005-4642-ZC](#)

CEQA: ENV 2004-4482-MND
Plan: Sylmar

Council District: 7
Location: 12759 Norris Avenue
Expiration Date: n/a
Appeal Status: Further appealable
to City Council by Applicant

PUBLIC HEARING COMPLETED AUGUST 04, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, incident to a subdivision, from R1-1 to (T)(Q)RD3-1 for a five-lot subdivision for the development of a 5-detached, townhouse style residential condominium on a 0.50 net acre lot.

APPLICANT: Ismael Ochoa

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM R1-1 TO (T)(Q)RD3-1
SUBJECT TO CONDITIONS OF APPROVAL.
Simon Pastucha (213) 978-1326

8. [APCNV-2005-0489-ZC-ZAA](#)
Related Case: VTT 62404

CEQA: ENV 2005-0454-MND
Plan: Sylmar

Council District: 7
Location: 12670 Bradley Avenue
Expiration Date: n/a
Appeal Status: Further appealable
to City Council by Applicant

PUBLIC HEARING COMPLETED AUGUST 04, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, incident to a subdivision, from R1-1 to (T)(Q)RD3-1 for a 10 detached residential condominium on a 0.658 net acre lot; **and**

ZONING ADMINISTRATOR'S ADJUSTMENT, pursuant to Section 12.28 of the Municipal Code, to allow a 10th condominium unit with a total of 1,641 square feet in lieu of the 3,000 square feet per unit required in the RD3 Zone.

APPLICANT: Ariel Preminger

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM R1-1 TO (T)(Q)RD3-1
SUBJECT TO CONDITIONS OF APPROVAL AND DISAPPROVAL OF ZONING
ADMINISTRATOR 'S ADJUSTMENT AS FILED.
Simon Pastucha (213) 978-1326

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, August 03, 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.