

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, July 20, 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. **ELECTION OF OFFICERS**

Commissioner David Honda was nominated President.

Moved: Stavaris
Seconded: Lett
Ayes: Sampson, Honda

Vote: 4-0

Commissioner Victor Sampson was nominated Vice President.

Moved: Lett
Seconded: Stavaris
Ayes: Sampson, Honda

Vote: 4-0

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

None

3. **COMMISSION BUSINESS**

A. Advance Calendar

None

B. Commission Requests

None

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

Staff presented the case and answered questions of the Commission.

The Chair opened the public comment.

A letter from the Councilmember of District 12 dated June 14, 2006 was read into the record in support of the Bureau of Engineering's requirements for this case.

Council District representative spoke against the appeal.

A representative from Bureau of Engineering also spoke regarding their requirements.

Applicant representative spoke regarding the project and discussed reasons for the appeal.

The Chair closed public comment.

Motion: Grant the appeal in part by deleting Conditions 6A, B, C; retain all other conditions; sustain the findings of the Deputy Advisory Agency; adopt ENV 2005-5766-CE.

Moved: Stavaris
Seconded: Lett
Ayes: Sampson, Honda

Vote: 4-0

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 RECOMMENDED 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

Staff presented the case.

The Chair opened public comment.

Three speakers spoke in support of the project.

The Chair closed the public comment.

Motion: Approve Zone Change from A2-1 to (T)(Q)RA-1-K, incident to subdivision, subject to Conditions of Approval; approve an Adjustment to allow a 0-foot side yard setback for an existing garage and a 15-foot front yard setback for an existing house, all 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 Np. 1 and 6 of Tentative Tract Map 54080; adopt findings; and adopt Mitigated Negative Declaration No. ENV 2003-3313-MND.

Moved: Stavaris
Seconded: Sampson
Ayes: Lett, Honda

Vote: 4-0

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 RECOMMENDED 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

Staff presented the case.

The Chair opened public comment.

Applicant representative testified for the project.

Council District representative spoke in support of the project; wanted to make sure that the "K" is maintained.

A speaker from the Neighborhood Council made some general comment about the project.

Motion: Approve Zone Change from A1-1-O-K to (T)(Q)RE40-1-O-K, subject to Conditions of Approval; adopt Mitigated Negative Declaration No. ENV 2001-3037-MND; and adopt findings.

Moved: Sampson
Seconded: Lett
Ayes: Stavaris, Honda

Vote: 4-0

A motion to place Agenda Item Nos. 7 and 8 on consent calendar was made.

Moved: Sampson
Seconded: Lett
Ayes: Stavaris, Honda

Vote: 4-0

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

APPROVED BY CONSENT WITHOUT OBJECTIONS.

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

APPROVED BY CONSENT WITHOUT OBJECTIONS.

9. **PUBLIC COMMENT PERIOD**

A public speaker announced some community activities.

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:39 p.m.

David Honda, President

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

Date Adopted: 081706