

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, August 17, 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 President Honda at 4:40 p.m.

Commissioners present: John Lett, Sr., Victor Sampson, Carmen N. Schroeder,
George Stavaris

Commissioner absent: None

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

None

2. **COMMISSION BUSINESS**

A. Advance Calendar

Commissioner Schroeder will not be available on September 07, 2006 Meeting.

B. Commission Requests

C. Minutes of July 20, 2006 and August 03, 2006 Meetings

Minutes of July 20 and August 03, 2006 Meetings were adopted by consent.

3. **ZA-2005-4707-CUB-ZV-1A**

CEQA: ENV-2005-4708-MND

Plan: Sylmar

Council District: 7

Location: 13031 N. Glenoaks Blvd.

Expiration Date: 09/05/06

Appeal Status: Not further
appealable to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to Los Angeles

Municipal Code Section 12.24-W,1, of a Conditional Use to permit the sale and dispensing of beer and wine only for on-site consumption, in conjunction with a proposed 2,400 square-foot restaurant.

APPLICANT: Jose Cortez
Elizabeth Weston, Representative

APPELLANT: Janice Takamoto and Kathleen Rose

STAFF RECOMMENDED DENIAL OF APPEAL.
R. Nicolas Brown (818) 374-5069

Staff presented the case.

The Chair opened the public hearing.

Representative from Los Angeles Police Department testified in support of the appeal.

Appellants testified against the project.

Applicant testified for the project.

Council District representative testified in support of the Los Angeles Police Department's recommendation and the appellants' appeal.

Staff discussed the required Conditions of Approval to address appellants' concerns.

Applicant rebutted and answered questions of the Commission.

The Chair closed the public hearing.

Motion: Deny the appeal; sustain the staff recommendation; adopt
ENV 2005-4708; and adopt Conditions of Approval and Findings.

Moved: Schroeder
Seconded: Sampson
Ayes: Lett, Stavaris, Honda

Vote: 5-0

The President announced that no speaker cards had been submitted for Agenda Item No. 4, and therefore proposed that this item be placed on consent calendar. It was Approved by consent without objections.

4. **APCNV-2004-2760-ZC**
Related Case: **Tentative Tract No. 61086**

CEQA: ENV-2004-2007-MND
Plan: Mission Hills-Panorama City

Council District: 7
Location: 8400 N. Columbus Avenue
Expiration Date: n/a
Appeal Status: Further appealable to City Council by Applicant

PUBLIC HEARING COMPLETED MARCH 17, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, incident to a Tentative Tract, from RS-1 to RD3-1 for a one-lot subdivision for the development of a 5-unit condominium on a 0.40 net acre lot.

APPLICANT: Tony Le

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

APPROVED BY CONSENT WITHOUT OBJECTIONS.

Vote: 5-0 (Lett, Sampson, Schroeder, Stavaris, Honda)

5. **VESTING TENTATIVE TRACT NO. 62218-1A**

CEQA: ENV-2005-8563-MND
Plan: Sunland-Tujunga-Lakeview Terrace
Shadow Hills

Council District: 2
Location: 9166 Tujunga Canyon Boulevard
Expiration Date: 08/20/06
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, of the Advisory Agency's decision in approving the 25-unit condominium Project on a 1.9 net acre (82,946 net square feet) lot.

APPLICANT: Tujunga-BCG-JG-JG, LLC

APPELLANT: Amy Wohl, Representative

STAFF RECOMMENDED DENIAL OF APPEAL.
Jack Chiang (818) 374-5045

Staff presented the case.

The Chair opened the public hearing.

Applicant representative testified in support of the staff recommendation.

One speaker testified on the parking issue.

Council District representative testified that his office is not taking any position as they wanted both parties get together to work on their issues.

The Chair closed the public hearing.

Motion: Deny the appeal; sustain the decision of the Advisory Agency in approving the 25-unit condominium project; modify conditions; adopt ENV 2005-8563-MND; and adopt Findings.

Moved: Sampson

Seconded: Lett

Ayes: Schroeder, Stavaris, Honda

Vote: 5-0

6. **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 5:33 p.m.

David Honda, President

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

Date Adopted: 10/05/2006

