

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, September 07, 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 4:39 p.m.

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

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

None

2. **COMMISSION BUSINESS**

A. Advance Calendar

None

B. Commission Requests

None

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

Related Case: APCNV-2005-3201-ZC

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

Continued from 07/06/06

PUBLIC HEARING

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

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 Lee

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

Motion: Approve request for continuation to April 05, 2007 for Items 3 and 4.

Moved: Stavaris

Seconded: Lett

Ayes: Sampson, Honda

Absent: Schroeder

Vote: 4-0

4. **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

Continued from 07/06/06

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 net acre site.

APPLICANT: Cal Land Engineering

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

CONTINUED TO 04/05/07 – SEE VOTE ABOVE

Agenda Item Nos. 6, 7, and 8 were called out of order. Taken as Item Nos. 5, 6, and 7.

A motion to place these items into consent calendar was made and voted unanimously.

6. **APCNV-2006-2425-ZC**

CEQA: ENV-2006-2426-MND
Plan: Mission Hills-Panorama City

Council District: 7
Location: 15566 West Rayen Street
Expiration Date: 09/09/06
Appeal Status: Further appealable to City Council by Applicant

PUBLIC HEARING COMPLETED JULY 28, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 to R3-1 for construction of a two-story, 23-unit apartment building providing 46 parking spaces on a 19,297 square foot lot.

APPLICANT: Hamid Reisi
Oscar A. Ensafi, Representative

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)R3-1 SUBJECT TO CONDITIONS OF APPROVAL.
Thomas L. Glick (818) 374-4062

No discussion.

APPROVED BY CONSENT WITHOUT OBJECTIONS.

Vote: 4-0 (Lett, Sampson, Stavaris, Honda Absent: Schroeder)

7. **APCNV-2006-3202-ZC-ZAA**

CEQA: ENV-2006-1232-MND
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 8343 N. Variel Avenue
Expiration Date: 09/20/06
Appeal Status: Zone Change further appealable to City Council by applicant

PUBLIC HEARING COMPLETED JULY 11, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, from RA-1 to R1-1;

YARD ADJUSTMENT, pursuant to Section 12.28.B of the Los Angeles Municipal Code, to permit a reduced mid-point lot width of 20-feet for two parcels (Parcels A and B), in lieu of the required 50-foot lot width required.

PROJECT: A three lot parcel map for the three single family dwellings. The project site is 22, 005 net square feet.

APPLICANT: Pamela Benson

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE TO
(T)(Q)R1-1 SUBJECT TO CONDITIONS OF APPROVAL AND APPROVAL OF
YARD ADJUSTMENT AS FILED.
Jim Tokunaga (213) 978-978-1470

No discussion.

APPROVED BY CONSENT WITHOUT OBJECTIONS.

Vote: 4-0 (Lett, Sampson, Stavaris, Honda Absent: Schroeder)

8. **APCNV-2005-6960-ZC**

Related Case: AA-2005-6964-PMLA

CEQA: ENV-2005-6965-MND
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 21310 W. Community St.
Expiration Date: n/a
Appeal Status: Further appealable to
City Council by Applicant

PUBLIC HEARING COMPLETED APRIL 21, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, incident to Parcel Map, from RA-1 to (T)(Q)R1-1 for a maximum new two-parcel, single-family development on a 0.4 acre site.

APPLICANT: Jose C. Moran, Owner

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE, INCIDENT TO
PARCEL MAP, FROM RA-1 TO (T)(Q)R1-1 SUBJECT TO CONDITIONS OF
APPROVAL.
Lynn Harper (213) 978-1467

No discussion.

APPROVED BY CONSENT WITHOUT OBJECTIONS.

Vote: 4-0 (Lett, Sampson, Stavaris, Honda Absent: Schroeder)

5. **APCNV-2006-1557-ZC**

CEQA: ENV-2006-1555-MND
Plan: Granada Hills-Knollwood

Council District: 12
Location: 15810 San Fernando
Mission Boulevard
Expiration Date: 09/09/06
Appeal Status: Further
appealable to City Council by
applicant

PUBLIC HEARING COMPLETED JULY 28, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, from A2-1-K to RD6-1.

PROJECT: Construction of nine (9) one- and two-story detached condominium units providing 18 garage parking spaces for residents and 5 guest parking spaces on 60,885 square-foot lot. **(Note: Tentative Tract 65286 for condominium purposes has been filed separately and will require separate public notice and hearing before the Advisory Agency at a future date.)**

APPLICANT: Jerome Eisenberg
Gregory Taylor, Representative

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE TO (T)(Q) RD6-1 SUBJECT TO CONDITIONS OF APPROVAL.
Thomas L. Glick (818) 374-5062

Staff presented the case.

The Chair opened the public comment.

Applicant representative spoke for the project.

Council District representative and representative from Neighborhood Council spoke in support of the project.

One speaker spoke against the project.

The Chair closed the public comment.

Motion: Approve zone change to (T)(Q)RD6-1 subject to Conditions of Approval; modify Conditions of Approval; adopt ENV 2006-1555-MND; and adopt Findings.

Moved: Stavaris
Seconded: Samposn
Ayes: Lett, Honda
Absent: Schroeder

Vote: 4-0

9. **PUBLIC COMMENT PERIOD**

A speaker announced some community activities.

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:10 p.m.

David Honda, President

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

Date Adopted: _____