

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, SEPTEMBER 21, 2006, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

David Honda, President
Victor Sampson, Vice President
Melrita Evans Fortson, Commissioner
Dr. John Lett, Sr., Commissioner
Carmen N. Schroeder, 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. 3 AND 6:

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.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

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

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

3. **TENTATIVE TRACT MAP NO. 61877-1A**

CEQA: ENV-2004-5928-MND

Plan: Sunland-Tujunga-Shadow Hills-
Lakeview Terrace-East La Tuna
Canyon

Council District: 2

Location: 10010 Helen Avenue

Expiration Date: 09/04/06 ext.

Appeal Status: Further appealable to
City Council

PUBLIC HEARING

TWO APPEALS (Nos. 1 & 4), from the entire decision and **TWO APPEALS (Nos. 2 & 3)** from part of the decision of the Advisory Agency in approving Tentative Tract 61877 for a maximum of 9 single-family lots and 1 open space lot.

APPLICANT: Byrne Properties, Inc.

APPELLANTS: (1) Mark Hunter, et.al.
(2) Mary Benson
(3) Debra Stephens
(4) Maria Mejia

STAFF RECOMMENDS GRANT APPEAL IN PART, AMEND CONDITION NOS. 22a, 22b, 23, 25b, 25e, 25f, S-1c, FINDINGS OF FACT (Subdivision Map Act) (b) (e), FINDINGS OF FACT (CEQA); ADD CONDITION NOS. 16a, and 20a AND REVISE ALL REFERENCES TO "HIKING AND EQUESTRIAN TRAILS.
Joey Vasquez (213) 978-1352

4. **APCNV- 2006-2244-ZC-BL**

Related Case: Tentative Tract 64069

CEQA: ENV 2006-0558-MND

Plan: Arleta-Pacoima

Council District: 7

Location: 12323-12335 W. Osborne
Place

Expiration Date: 09/25/06

Appeal Status: Further appealable
to City Council by Applicant

PUBLIC HEARING COMPLETED MAY 16, 2006

ZONE CHANGE, pursuant to Section 12.32.F of the Los Angeles Municipal Code, from RA-1 (Suburban Zone) to RD1.5-1 (Restricted Density Multiple Dwelling Zone); **and**

BUILDING LINE REMOVAL, pursuant to Section 12.32 of the Los Angeles Municipal Code, of a 35-foot building line on the east side of Osborne Street for the construction, use, and maintenance of a 37-unit residential condominium project with 83 parking spaces (74 for residents, and 9 guest parking spaces). The project site is 66,102 net square feet.

APPLICANT: Hamid Reisi

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE REQUEST FROM RA-1 TO (T)(Q)RD1.5-1 SUBJECT TO CONDITIONS OF APPROVAL AND APPROVAL OF BUILDING LINE REMOVAL.

Jim Tokunaga (213) 978-1470

5. **AA-2005-7746-PMLA-1A**

CEQA: ENV-2005-7747-CE
Plan: Northridge

Council District: 12
Location: 18509-18539 W.
Devonshire Street
Expiration Date: 09/24/06
Appeal Status: Not further
appealable to City Council

PUBLIC HEARING COMPLETED JUNE 15, 2006

AN APPEAL, in part from the Advisory Agency's approval of AA 2005-7746 for a two parcel commercial subdivision of a 3.24 acre portion of an existing 40 acre shopping center..

APPLICANT: Lytle Development Company

APPELLANT: Lytle Development Company

STAFF RECOMMENDS GRANT THE APPEAL IN PART; AMEND CONDITION NOS. 4a AND b; ADD CONDITION NO. 7c; ABD SUSTAIN THE FINDINGS AND ALL OTHER CONDITIONS OF THE ADVISORY AGENCY.
LYNN HARPER (123) 978-1467

6. **TENTATIVE TRACT MAP NO. 63405-1A**

Related Case: APCNV 2006-0143-ZC

CEQA: ENV-2005-6307-MND
Plan: Sun Valley-La Tuna Canyon

Council District: 6
Location: 12136 Keswick Street
Expiration Date: N/A
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the decision by the Advisory Agency in approving Tentative Tract 63405 for a 7-lot subdivision consisting of a 6 single-family lots and one multi-family dwelling lot.

APPLICANT: Hamid Reisi

APPELLANT: Jerry Demille

STAFF RECOMMENDS DENIAL OF APPEAL.
Julia Witz (213) 978-1361

7. **APCNAV-2006-0143-ZC**

Related Case: Tentative Tract 63405

CEQA: ENV-2005-6307-MND
Plan: Sun Valley-La Tuna Canyon

Council District: 6
Location: 12136 Keswick Street
Expiration Date: N/A
Appeal Status: Further appealable to City Council by applicant

PUBLIC HEARING COMPLETED JULY 25, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, from R1-1 to R3-1 for one multi-family lot (proposed Lot 7 under proposed TT 63405) for an undetermined number of apartment units. The remainder of the lot would retain its zone of R-1 and would be subdivided into six single-family lots under TT 63405.

APPLICANT: Hamid Reisi

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM R1-1 TO (T)(Q)R3-1 SUBJECT TO CONDITIONS OF APPROVAL.
Julia Witz (213) 978-1361

8. **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, October 05, 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.