

Informacion en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, NOVEMBER 16, 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) 978-1300; 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. 5 AND 8:

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
- C. Minutes of October 19, 2006 Meetings

3. **APCNV- 2005-0429-ZC**

CEQA: ENV-2004-6743-MND
Plan: Mission Hills-Panorama City

Council District: 12
Location: 9253 N. Aqueduct Avenue
Expiration Date: N/A
Appeal Status: Further appealable to City Council by Applicant.

Continued from 07/06/06

PUBLIC HEARING COMPLETED MARCH 16, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, incident to Parcel Map, from RA-1 to (T)(Q)R1-1 for two-parcel single-family subdivision of a 0.43 acre lot.

APPLICANT: Stephen Parry, Owner

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)RE9-1, SUBJECT TO CONDITIONS OF APPROVAL.
Lynn Harper (213) 978-1310

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 ext.
Appeal Status: Further appealable to City Council by Applicant

Continued from 09/21/06

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. **ZA- 2005-8082-CU-1A**

CEQA: ENV -2005-8083-ND

Plan: Mission Hills-Panorama City-North Hills

Continued from 10/19/06

Council District: 12

Location: 15725 Parthenia Street

Expiration Date: 10/19/06 ext.

Appeal Status: Not further
appealable to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Sections 12.24-F and W 49, of a **Conditional Use** to authorize: **1)** the construction, use and maintenance of a wireless communications facility disguised as a 45-foot monopalm with 12 panel antennas, including seven equipment cabinets proposed within the rear yard setback required for the RA Zone, located in the parking lot of an adult school campus; and **2)** a determination to permit additional height to allow a 45-foot height to exceed the 36-foot height limit otherwise permitted in the RA-1 Zone.

APPLICANT: Tiffany Ray, T-Mobile USA
Tim Miller, Representative

APPELLANT: Tiffany Ray, T-Mobile USA
Tim Miller, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.

Lourdes Green (213) 978-1313

6. [APCNV-2005-0351-ZC](#)
Related Case: AA –2005-0347-PMLA

CEQA: ENV-2005-0348-MND
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 10801 N. Topanga
Canyon Boulevard
Expiration Date: N/A
Appeal Status: Further
appealable to City Council

PUBLIC HEARING COMPLETED AUGUST 18, 2006.

ZONE CHANGE, incident to Parcel Map, pursuant to Section 12.32.F of the Los Angeles Municipal Code, from A2-1 to (T)(Q)RA-1 for a maximum new four-parcel, single-family Development on a 1.69 acre lot.

APPLICANT: Tony Vjadughele, Owner

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE.FROM A2-1 TO (T)(Q)RA-1
SUBJECT TO CONDITIONS OF APPROVAL.
Lynn Harper (213) 978-1310

7. [AA-2005-0347-PMLA-A1](#)
Related Case: APCNV-2005=0351-ZC

CEQA: ENV-2005-0348-MND
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 10801 N. Topanga
Canyon Boulevard
Expiration Date: N/A
Appeal Status: Not further
appealable to City Council

PUBLIC HEARING COMPLETED AUGUST 18, 2006.

TWO APPEALS, from the entire decision of the Advisory Agency in Approving the Parcel Map for the proposed new four-parcel, single-family development on a 1.8 acre site.

APPLICANT: Tony Vjadughele, Owner

APPELLANTS A1 – Council District 12, Greig Smith
A2 – J. Plumb & Jelena Ganyi

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

8. [PS-1400-A1, A2](#)

CEQA: ENV-2006-1601-MND
Plan: Sun Valley-La Tuna Canyon

Council District: 2
Location: 9611 N. Wornom Avenue
Expiration Date: 11/25/06
Appeal Status: Not further
appealable to City Council

PUBLIC HEARING .

TWO APPEALS, from the entire decision of the Advisory Agency in Approving Private Street 1400 to provide access to one-lot as a legal building site.

APPLICANT: Odeta Ambartsoumian

APPELLANTS A1 – Jim Neubauer, Virginie Parant, Robert Smith, Susan
Caroll Smith, Mark Ritchie, Pamela Logan, Craig Hunter,
A. C. Barber, Richard Favazzo, Ingrid Keller, Wolfgang
Keller, Karolin Shirvanian, Sepan Ohanian, Fred Coopa

A2 – Josef and Mary Mutterstein

STAFF RECOMMENDS APPEALS BE GRANTED IN PART.
James Quinn (213) 978-1351

9. [APCNV-2006-4955-ZC](#)
[Related Case: VTT-66490](#)

CEQA: ENV-2006-4947-MND
Plan: Mission Hills-Panorama City-
North Hills

Council District: 7
Location: 11000-11016 North
Columbus Avenue
Expiration Date: 11/20/06
Appeal Status: Further
appealable to City Council

PUBLIC HEARING COMPLETED AUGUST 29, 2006.

ZONE CHANGE, incident to subdivision, pursuant to Section 12.32.F of the Los Angeles Municipal Code, from R1-1 to RD2-1 for the construction, use, and maintenance of 12-lots to develop single family homes, which will provide for 24 residential parking spaces 32,413 net square foot site after proposed dedications.

APPLICANT: Ron Sentchuck, Columbus Villas, LLC
Darryl Fisher, Fisher Associates, Inc., Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE.FROM R1-1 TO (T)(Q)RD2-1
SUBJECT TO CONDITIONS OF APPROVAL.
Sarah Rigamat (213) 978-1382

10. [APCNV-2006-4841-ZC](#)
Related Case: TT-66942

CEQA: ENV-2006-4806-MND
Plan: Sylmar

Council District: 7
Location: 13389 W. Hubbard Street
Expiration Date: 11/20/06
Appeal Status: Further
appealable to City Council

PUBLIC HEARING COMPLETED AUGUST 29, 2006.

ZONE CHANGE, incident to subdivision, pursuant to Section 12.32.F of the Los Angeles Municipal Code, from RA-1-K (Suburban Zone) to (Q)(T)RD1.5-1 (Restricted Density Multiple Dwelling Zone).

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Los Angeles Municipal Code, of a 37-foot building line, incident to subdivision. per Ordinance No. 173,492 and pursuant to California State Law SB1818, a request for a 35 percent density bonus incident to subdivision..

APPLICANT: Daniel Bernstein and Associates, Inc.
Darryl Fisher, Fisher Associates, Inc., Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE.FROM R1-1 TO
(T)(Q)RD1.5-1VL SUBJECT TO CONDITIONS OF APPROVAL.AND APPROVAL OF
BUILDING LINE.
Sarah Rigamat (213) 978-138

11. **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, December 07, 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) 978-1300.