

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, January 04, 2007
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 Honda at 4:40 p.m.

Commissioners present: Melrita Evans Fortson, John Lett, Sr., Victor Sampson
Commissioner absent: None

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

None

2. **COMMISSION BUSINESS**

A. Advance Calendar

None

B. Commission Requests

None

C. Minutes of November 02, 2006 Meeting

Minutes of November 02, 2006 Meeting was unanimously approved without Objections.

Agenda Item Nos. 4 and 5 were moved out of order and taken as Item Nos. 3 and 4 respectively to place the items on consent calendar,

Moved: Fortson
Seconded: Sampson
Ayes: Lett, Honda

Vote: 4-0

4. [**APCNV-2006-6901-ZC**](#)
[Related Case: VTT-66748](#)

CEQA: ENV-2006-6865-MND
Plan: Sun Valley-La Tuna Canyon

Council District: 7
Location: 9074 – 9080 North Laurel Canyon Boulevard
Expiration Date: 01/07/07
Appeal Status: Further appealable to City Council by applicant

PUBLIC HEARING COMPLETED OCTOBER 24, 2006.

ZONE CHANGE, pursuant to Section 12.32.C of the Los Angeles Municipal Code, from [T][Q]RD2-1 (Restricted Density Multiple Dwelling Zone) to RD1.5-1 (Restricted Density Multiple Dwelling Zone) for the construction, use, and maintenance of 12 Small-Lots to develop single-family homes, which will provide for 24 residential parking spaces on a 21,562 net square-foot site after required dedications.

APPLICANT: Alexis Gevorkian
Eric Lieberman, QES, Inc., Representative

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE.FROM [T][Q]RD2-1 (RESTRICTED DENSITY MULTIPLE DWELLING ZONE) TO (T)(Q)RD1.5-1 (RESTRICTED DENSITY MULTIPLE DWELLING ZONE) SUBJECT TO CONDITIONS OF APPROVAL.
Jack Chiang (818) 374-5045

APPROVED BY CONSENT WITHOUT OBJECTIONS.

VOTE: 4-0 (Fortson, Lett, Sampson, Honda)

5. [APCNV-2006-6366-ZC](#)
[Related Case: TT-67522](#)

CEQA: ENV-2006-5915-MND

Plan: Sylmar

Council District: 7
Location: 12455 – 12557 San Fernando Road
Expiration Date: 01/04/07
Appeal Status: Further appealable to City Council by applicant

PUBLIC HEARING COMPLETED OCTOBER 03, 2006.

ZONE CHANGE, pursuant to Section 12.32.C of the Los Angeles Municipal Code, from C2-1 (Commercial Zone) and RS-1 (Residential Suburban Zone) to RAS3-1 (Residential Accessory Services Zone), incident to a tentative tract map for the construction, use, and maintenance of a four-story, 45 feet in height mixed-use project consisting of 45 residential condominium units and approximately 5,667 square feet of ground floor commercial space. The site is 36,778 net square feet.

APPLICANT: Diversified Equity Group
JPL Zoning Services, Representative

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE.FROM C2-1 AND RS-1 TO (T)(Q)RAS3-1 SUBJECT TO CONDITIONS OF APPROVAL.
Jae Kim (213) 978-1383

APPROVED BY CONSENT WITHOUT OBJECTIONS.

VOTE: 4-0 (Fortson, Lett, Sampson, Honda)

3. [APCNV- 2006-2244-ZC-BL](#)
Related Case: Tentative Tract 64069

CEQA: ENV 2006-0558-MND

Plan: Arleta-Pacoima

Continued from 09/21/06 and 11/16/06

Council District: 7
Location: 12323-12335 W. Osborne Place
Expiration Date: 09/25/06 ext.
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 RECOMMENDED 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

Staff presented the case.

The Chair opened the public comment.

Council District Office representative expressed concern over the recommended RD1.5-1 zone. He suggested to change the zone to RD2-1.

Applicant representative spoke for the project and answered questions from the Commission.

The Chair closed the public comment.

The Commission deliberated. A continuance was proposed to allow the applicant and Council District Office to discuss the concerns over the proposed zone change.

Motion: Approve continuance to February 01, 2007.

Moved: Sampson

Seconded: Lett

Ayes: Fortson, Honda

VOTE: 4-0

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6. [APCNV-2005-5909-ZC-BL](#)
[Related Case: TT-63255](#)

CEQA: ENV-2005-5897-MND
Plan: Mission Hills-Panorama City-
North Hills

Council District: 7
Location: 15544 W. Plummer Street
Expiration Date: N/A
Appeal Status: Further
appealable to City Council by the
applicant

PUBLIC HEARING COMPLETED JULY 25, 2006.

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

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Los Angeles Municipal Code, of a 24-foot building line, on the south side of Plummer Street, established by Ordinance No. 99,739.

APPLICANT: Chuck Azzuz
Nick Kazemi, Representative

PROJECT: A maximum 6-lot single-family subdivision on a 1.29 net acre site with a Private street.

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE, INCIDENT TO SUBDIVISION, FROM RA-1 TO (T)(Q)RE9-1 SUBJECT TO CONDITIONS OF APPROVAL AND DENIAL OF BUILDING LINE REQUEST.
Julia Witz

Applicant submitted a letter requesting for continuance.

Motion: Approve request for continuance to February 15, 2007.

Moved: Sampson
Seconded: Lett
Ayes: Fortson, Honda

VOTE: 4-0

7. [APCNV-2006-3846-ZC](#)
[Related Case: TT-68196](#)

CEQA: ENV-2006-3847-MND
Plan: Sylmar

Council District: 7
Location: 9246 N. Cedros Avenue
Expiration Date: 12/20/06 ext.
Appeal Status: Further
appealable to City Council by
applicant

PUBLIC HEARING COMPLETED NOVEMBER 6, 2006.

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, from RA-1 (Suburban Zone) to RD3-1 (Restricted Density Multiple Dwelling Zone) for the construction of condominium project with six, two story detached units, approximately 22 feet high with 12 garage parking spaces for guest parking spaces on a 23,740 square foot lot. **(Note: Tentative Tract 68196 for condominiums has been filed and will require a separate public notice before the Advisory Agency at a future date.)**

APPLICANT: Luis G. Ordonez
Miguel B. Sanchez, Representative

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE.FROM RA-1 TO
(T)(Q)RD3-1; SUBJECT TO CONDITIONS OF APPROVAL
Dick Platkin (818) 374-5037

Staff presented the case.

The Chair opened the public comment.

Applicant representative spoke for the project.

The Chair closed the public comment.

Motion: Approve zone from RA-1 to (T)(Q)RD3-1 subject to Conditions of
Approval; adopt Mitigated Negative Declaran No. ENV 2006-3847-
MND; and adopt Findings.

Moved: Fortson
Seconded: Sampson
Ayes: Lett, Honda

VOTE: 4-0

8. **PUBLIC COMMENT PERIOD**

None

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:20 p.m.

David Honda, President

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

Date Adopted: _____