

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JANUARY 18, 2007, 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
Vacant, 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.:

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 agenda 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 agenda item 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 November 16, 2006 Meeting

D. Approve Policy on Submittal of Written Materials on Agendized Items. Motion Required – **MOTION REQUIRED**

3. **[APCNV-2005-0351-ZC](#)**

Related Case: [AA –2005-0347-PMLA](#)

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

Continued from 11/16/06

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

4. **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

Continued from 11/16/06

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

5. **APCNV- 2006-7947-ZC**
Related Case: Tentative Tract No. 68196

CEQA: ENV 2006-0558-MND
Plan: Panorama City-Mission Hills-
North Hills

Council District: 7
Location: 9147 N. Tobias Avenue
Expiration Date: 01/18/07
Appeal Status: Further appealable
to City Council by Applicant

PUBLIC HEARING COMPLETED NOVEMBER 27, 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).

PROJECT: Demolition of a single-family dwelling, and the construction of 12 condominium unit, two stories and 35 feet in height with 24 resident parking spaces and six (6) parking spaces for guests, on a 23,432 square-foot parcel. (**Note: A Tentative Tract map for condominium purposes has yet to be filed and will require a separate public notice and hearing before the Advisory Agency at a later date.**)

APPLICANT: James Acevedo
Pauline Amond and Associates, Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE REQUEST FROM RA-1 TO (T)(Q)RD1.5-1 SUBJECT TO CONDITIONS OF APPROVAL.
Richard H. Platkin (818) 374-5037

6. **APCNV- 2006-3443-ZC**
Related Case: Tentative Tract No. 66751

CEQA: ENV 2006-3444-MND
Plan: Sylmar

Council District: 7
Location: 12900 West Harding Street
Expiration Date: 01/18/07
Appeal Status: Further appealable to City Council by Applicant

PUBLIC HEARING COMPLETED OCTOBER 13, 2006

ZONE CHANGE, pursuant to Section 12.32.F of the Los Angeles Municipal Code, from A1-1 (Agricultural Zone) to RD6-1 (Restricted Density Multiple Dwelling Zone).

PROJECT: Construction of forty-one (41) detached residential condominium units providing 84 garage parking spaces for residents and 27 guest parking spaces on a 284,676 square-foot lot. (**Note: Tentative Tract 66751 for condominiums has been filed and will require a separate public notice and hearing before the Advisory Agency at a future date.**)

APPLICANT: Brad Porter, Comstock Homes
Paul Kerza-Kwiatecki, Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE REQUEST FROM A1-1 TO (T)(Q)RD6-1 SUBJECT TO CONDITIONS OF APPROVAL.
Richard H. Platkin (818) 374-5037

7. **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, February 01, 2007** 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.