

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, January 18, 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 4:39 p.m.

Commissioners present: Melrita Evans Fortson, Victor Sampson
Commissioner absent: John Lett, Sr.

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

None

2. **COMMISSION BUSINESS**

A. Advance Calendar

None

B. Commission Requests

None

C. Minutes of November 16, 2006 Meeting

Approval and adoption of November 16, 2006 Minutes of Meeting was deferred to the next meeting for some minor corrections.

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

CPC Policy on Submittal of Written Materials on Agendized Items was discussed briefly. Commission President expressed his desire to maintain the Area Planning Commission present policy. However, he encouraged all present to submit their documents within the prescribed time to give the Commission enough time to evaluate their issues of concern.

Other members of the Commission agreed.

Agenda Item Nos. 5 and 6 were moved out of order and taken as Item Nos. 3 and 4.

Motion: Place above-mentioned items on consent calendar.

Moved: Sampson

Seconded: Fortson

Ayes: Honda

Vote: 3-0

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 RECOMMENDED 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

APPROVED BY CONSENT WITHOUT OBJECTIONS.

VOTE: 3-0 (Fortson, Sampson, and Honda) (Absent: Lett, Sr.)

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

APPROVED BY CONSENT WITHOUT OBJECTIONS.

VOTE: 3-0 (Fortson, Sampson, and Honda) (Absent: Lett, Sr.)

Agenda Item Nos. 3 and 4 were discussed simultaneously as they are related:

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

See discussions under Agenda Item No. 4

Motion: Adopt staff recommendations to approve zone change to (T)(Q)RA-1-K
subject to Conditions of Approval; adopt the findings; and adopt Mitigated
Negative Declaration No. ENV-2005-0348-MND.

Moved: Sampson

Seconded: Fortson

Ayes: Honda

Absent: Lett

VOTE: 3-0

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

Staff presented the case and answered questions of the Commission.

It was announced for the record that the Commission President who was not present during the previous hearing had listened to the meeting tape and could participate in the discussion and decision making process.

The President then opened the public hearing.

The two Appellants on Appeal No. 2 spoke for the appeal. A letter from Chatsworth Neighborhood Council dated January 18, 2007 in support of the appeal was read into the record..

Applicant for both Item Nos. 3 and 4 also spoke for the project and answered questions of the Commission.

Two other speakers spoke for the project.

The President closed public hearing.

The Commission deliberated.

Motion: Grant the appeal in part; disapprove Adjustments to allow reduced minimum sizes for any parcel; approve Parcel Map No. AA-2005-0347-PMLA; adopt Conditions of Approval; adopt Findings; and adopt Mitigated Negative Declaration No. ENV-2005-0348-MND.

Moved: Fortson
Seconded: Honda
Ayes: Sampson
Absent: Lett

VOTE: 3-0

7. **PUBLIC COMMENT PERIOD**

None

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 6:00 p.m.

David Honda, President

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

Date Adopted: _____