

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, FEBRUARY 15, 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 4:

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 January 18, 2007 and February 01, 2007 Meetings

3. **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

Continued from 01/04/07

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 RECOMMENDS 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.

Julia Witz

4. **ZA-2004-7706-ZV-1A**

CEQA: ENV-2004-7707-MND

Plan: Sylmar

Continued from 02/01/07

Council District: 7

Location: 13570 Hubbard Street

Expiration Date: 02/01/07 ext.

Appeal Status: Further
appealable to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance from Municipal Code Section 12.04.09-B to permit a self-serve car wash in the PF-1VL Zone.

APPLICANT: Pat Barry, Barry's Car Wash
George Minter, RHC Communities, Representative

APPELLANT Pat Barry, Barry's Car Wash
George Minter, RHC Communities, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.

Daniel Green (213) 978-1304

5. **APCNV-2006-2597-BL**
Related Case: TT-62816

CEQA: ENV-2005-4233-MND

Plan: Sylmar

Council District: 7

Location: 13267-13275 Foothill Blvd.

Expiration Date: 12/15/06 ext.

Appeal Status: Further
appealable to City Council by the
applicant

PUBLIC HEARING COMPLETED SEPTEMBER 19, 2006.

BUILDING LINE REMOVAL, pursuant to Section 12.32 of the Los Angeles Municipal Code, of a 45-foot building line, on the north side of Foothill Boulevard.

PROJECT: Construction of a 204-unit condominium project, with 476 parking spaces On a 395,846 net square foot lot. (Note: A separate entitlement under Vesting Tentative Tract No. 62816 for the condominium subdivision with The Advisory Agency was approved on November 17, 2006 with appeal).

APPLICANT: MH Development
Rob Searcy, Representative

STAFF RECOMMENDS APPROVAL OF BUILDING LINE.REMOVAL

Jack Chiang (818) 374-5045

5. **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, March 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.