

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, March 01, 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 Vice President Sampson at 4:36 p.m.

Commissioners present: Melrita Evans Fortson, John Lett, Sr., J. Richard Leyner
Commissioner absent: None

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

None

2. **COMMISSION BUSINESS**

A. Advance Calendar

Commissioner Fortson moved that March 15, 2007 Meeting be canceled. It was seconded by Commissioner Lett and approved by the other two Commissioners.

B. Commission Requests

Commissioner Sampson requested Planning staff to include ZIMAS/aerial map of the subject property in their Staff Report.

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: 03/01/07

Appeal Status: Further
appealable to City Council by the
applicant

Continued from 01/04/07 and 02/15/07

Note: At the meeting of February 15, 2007, the Commission approved this case by consent without objection. Subsequent to the Commission's action, the Applicant requested reconsideration of the matter. The Commission voted to reconsider and continued the matter to the March 01, 2007 meeting.

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.

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

APPLICANT: Chuck Azzuz
Nick Kazemi, Representative

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.
Julia Witz

Staff briefly presented the case and answered questions of the Commission.

The Chair opened the public comment.

Applicant's representative spoke for the project and explained why they were requesting building line removal

No other speakers present.

The Chair closed the public comment.

The Commission deliberated.

Motion: Approve the zone change from the existing RA-1 to (T)(Q)RE9-1; deny a Building Line Removal incident to subdivision; adopt Staff Findings; adopt Mitigated Negative Declaration No. ENV-2005-5897-MND.

Moved: Fortson
Seconded: Lett
Ayes: Sampson
Nays: Leyner

Vote: 3-1

4. **APCNV-2006-8016-ZC**

Related Case: VTT-67511-SL

CEQA: ENV-2006-8011-MND
Plan: Mission Hills-Panorama City-
North Hills

Council District: 7
Location: 14842 W. Chatsworth Dr.
Expiration Date: 04/01/07
Appeal Status: Further
appealable to City Council by the
applicant

PUBLIC HEARING COMPLETED JANUARY 16, 2007

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, incidental to Vesting Tentative Tract Map No. 67511-SL, from RA-1 to (T)(Q)RD6-1;

PROJECT: Construction of five single-family dwellings, in addition to the existing single-family dwelling located on a 38,723 net square foot site, for a total of six single-family dwellings on six small lots with two off-street parking spaces per dwelling plus two guest parking spaces.

APPLICANT: David Friedman
Darryl Fisher, Representative

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)RD6-1
SUBJECT TO CONDITIONS OF APPROVAL
Nicholas Polimeni (818) 374-5046

Applicant's representative requested for continuance to April 05, 2007.

Motion: Approve request for continuance to April 05, 2007.

Moved: Lett
Seconded: Leyner
Ayes: Fortson, Sampson

VOTE: 4-0

5. **AA-2006-0602-PMLA-A1**

CEQA: ENV-2006-0603-CE
Plan: Sylmar

Council District: 7
Location: 13820 Olive View Drive
Expiration Date: 03/09/07
Appeal Status: Not further
appealable to City Council

PUBLIC HEARING COMPLETED NOVEMBER 16, 2006.

AN APPEAL, of the Advisory Agency's disapproval of the preliminary parcel map to create four single-family parcels from two lots totaling 82,000 square feet.

APPLICANT: Leopoldo Aguinaga, Owner

APPELLANT: Leopoldo Aguinaga, Owner
Regina Minor, Representative

STAFF RECOMMENDED DENIAL OF APPEAL.
Lynn Harper (213) 978-1310

Staff presented the case and recommended to deny the appeal.

It was noted that the applicant/appellant was not present and there were no other speakers.

The Chair closed the public comment.

Motion: Deny the appeal; sustain the action of of the Advisory Agency; adopt the Conditions of Approval and Findings; adopt ENV-2006-0603-CE.

Moved: Lett
Seconded: Leyner
Ayes: Fortson, Sampson

VOTE: 4-0

6. **PUBLIC COMMENT PERIOD**

None

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:15 p.m.

Victor Sampson, Vice President

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

Date Adopted: 041907