

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, APRIL 05, 2007, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Victor Sampson, Vice President
Richard L. Corona, Commissioner
Melrita Evans Fortson, Commissioner
Dr. John Lett, Sr., Commissioner
J. Richard Leyner, 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 AND 7:

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 agendized 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 agendized 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. **ELECTION OF OFFICERS**

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

3. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Minutes of February 15, 2007 Meeting

4. **TENTATIVE TRACT MAP NO. 61955-1A**

Related Case: APCNV-2005-3201-ZC

CEQA: ENV-2005-3158-MND

Plan: Granada Hills-Knollwood

Continued from 07/06/06 and 09/07/06

PUBLIC HEARING

Council District: 12

Location: 17900 W. Ridgeway Road

Expiration Date: 07/12/06 ext.

Appeal Status: Further appealable
to City Council

AN APPEAL, from the entire decision by the Advisory Agency in disapproving Tentative Tract 61955 for a 13-lot single-family subdivision.

APPLICANT: Peter Lee

APPELLANT: Peter Lee

STAFF RECOMMENDS DENIAL OF APPEAL.
Joey Vasquez (213) 978-1352

5. [APCNV 2005-3201-ZC](#)
[Related Case: Tentative Tract 61955](#)

CEQA: ENV 2005-3158-MND
Plan: Granada Hills-Knollwood

Council District: 12
Location: 17900 W. Ridgeway Road
Expiration Date: n/a
Appeal Status: Further appealable
to City Council by the applicant

Continued from 07/06/06 and 09/07/06

PUBLIC HEARING COMPLETED JANUARY 19, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, incident to a Tentative Tract, from A1-1-K to RE20-1-K for a maximum 13-lot single-family subdivision on a 6.42 net acre site.

APPLICANT: Cal Land Engineering

STAFF RECOMMENDS DISAPPROVAL OF ZONE CHANGE REQUEST AS FILED;
APPROVE ZONE CHANGE FROM A1-1-K TO (T)(Q)RE40-1-K SUBJECT TO
CONDITIONS OF APPROVAL.
Joey Vasquez (213) 978-1352

6. [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: 04/05/07 ext.
Appeal Status: Further appealable
to City Council by the applicant

Continued from 03/01/07

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

7. **TENTATIVE TRACT MAP NO. 65036-1A**
Related Case: APCNV-2005-8713-ZC-ZAA

CEQA: ENV-2005-8178-MND
Plan: Granada Hills-Knollwood

Council District: 12
Location: 17981 W. Mayerling Street
Expiration Date: 06/05/07
Appeal Status: Further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from the entire decision by the Advisory Agency in approving Tentative Tract 65036 for an 8-lot single-family subdivision on a 3.5 net acre site.

APPLICANT: Armin Gharai, Mayerling, LLC

APPELLANT: Armin Gharai, Mayerling, LLC
Mark S. Armbruster, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
Abe Leider, (805) 641-1000

8. **APCNAV-2005-8713-ZC-ZAA**
Related Case: TT-65036

CEQA: ENV-2005-8178-MND
Plan: Granada Hills-Knollwood

Council District: 12
Location: 17981 W. Mayerling Street
Expiration Date: 06/05/07
Appeal Status: Further appealable
to City Council by the applicant

PUBLIC HEARING COMPLETED OCTOBER 24, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, incident to Tentative Tract Map from A1-1-O-K to (T)(Q)RE20-1-O-K for a maximum 4-lot single-family subdivision on a 3.5 net acre site.

APPLICANT: Mayerling, LLC
Armin Gharai, Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM A1-1-O-K TO (T)(Q)RE20-1-O-K SUBJECT TO CONDITIONS OF APPROVAL.
Abe Leider, (805) 641-1000

9. **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, April 19, 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.