

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, April 05, 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 4:34 p.m.

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

1. **ELECTION OF OFFICERS**

Nomination for President: Victor Sampson

Moved: Fortson
Seconded: Leyner
Ayes: Corona, Lett, Sampson

Vote: 5-0

Nomination for Vice President: John Lett, Sr.

Moved: Fortson
Seconded: Leyner
Ayes: Corona, Lett, Sampson

Vote: 5-0

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

None

3. **COMMISSION BUSINESS**

A. Advance Calendar

None

B. Commission Requests

None

C. Minutes of February 15, 2007 Meeting

Adoption of Minutes of February 15, 2007 Meeting was postponed for next meeting due to some technicalities.

Item Nos. 4 and 5 were discussed simultaneously as they were related.

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

Related Case: APCNV-2005-3201-ZC

CEQA: ENV-2005-3158-MND

Plan: Granada Hills-Knollwood

Council District: 12

Location: 17900 W. Ridgeway Road

Expiration Date: 07/12/06 ext.

Appeal Status: Further appealable to City Council

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

PUBLIC HEARING

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 RECOMMENDED DENIAL OF APPEAL.

Joey Vasquez (213) 978-1352

Staff presented the case and answered questions of the Commission.

The President opened the public hearing.

Two speakers from the Neighborhood Council testified in support of Planning Staff report.

The President closed the public hearing.

Motion: Deny the appeal; sustain the decision of the Advisory Agency.

Moved: Lett

Seconded: Leyner

Ayes: Corona, Fortson, Sampson

Vote: 5-0

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 RECOMMENDED 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

See Discussion under Item No. 4

Motion: Approve zone change from A1-1-K to (T)(Q)RE40-1-K

Moved: Fortson
Seconded: Lett
Ayes: Corona, Leyner, Sampson
Absent:

Vote: 5-0

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

Staff presented the case.

The President opened the public comment.

Applicant's representative spoke for the project.

The President closed the public comment.

Motion: Deny the appeal; sustain the decision of the Advisory Agency.

Moved: Leyner

Seconded: Lett

Ayes: Corona, Fortson, Sampson

Vote: 5-0

Item Nos. 7 and 8 discussed simultaneously as they were related.

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

Staff presented the case and answered questions of the Commission.

The President opened the public hearing.

Applicant's representative testified for the project and the appeal.

Four speakers testified against the project and in support of staff recommendation.

Council District representative testified in support of the project and also made a statement in support of preserving horse keeping.

Applicant's representative presented a layout showing the proposed 7-lot project and asked for continuance to May 3, 2007 so they can present and discuss the new layout with the Council District Office and the community.

Motion: Approve request for continuance to May 3, 2007.

Moved: Fortson

Seconded: Lett

Ayes: Corona, Leyner, Sampson

Vote: 5-0

8. **APCNV-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 RECOMMENDED 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

See discussion under Item No. 7.

Motion: Approve request for continuance to May 03, 2007.

Moved: Fortson

Seconded: Lett

Ayes: Corona, Leyner, Sampson

Vote: 5-0

9. **PUBLIC COMMENT PERIOD**

None

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:29 p.m.

_____(SGD.)
Victor Sampson, President

_____(SGD.)
Fely C. Pingol, Commission Executive Assistant
North Valley Area Planning Commission

Date Adopted: June 07, 2007