

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
SPECIAL MEETING
Thursday, June 21, 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 Sampson at 4:51 p.m.

Commissioners present: Richard L. Corona, John Lett, Sr., J. Richard Leyner
Commissioner absent: Melrita Evans Fortson

Both Item Nos. 1 and 2 were discussed simultaneously as they were related.

1. **TENTATIVE TRACT MAP NO. 62958-1A**
Related Case: APCNV-2005-3344-ZC-BL

CEQA: ENV-2005-3276-MND
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 10867 Topanga Canyon
Boulevard
Expiration Date: 07/15/07
Appeal Status: Further appealable
to City Council

PUBLIC HEARING

AN APPEAL, of the decision of the Advisory Agency in approving Tentative Tract 62958 for a 15-lot single-family subdivision on 8.87 net acres.

APPLICANT: Wayne and Roberta Colmer,
1998 Revocable Inter Vivos Trust

APPELLANTS: Kelly Holland

Laurence A. Lee
Rand Freeman, Representative

STAFF RECOMMENDED DENIAL OF APPEAL.
Emily Gabel-Luddy (213) 978-0016

Staff presented the case.

The President opened the public hearing.

Applicant's representative testified for the Project; requested to make some corrections on Condition Nos. 25, 30B, delete Q-Condition No. 16; and responded to the appellant's appeal.

Appellant No. 1 testified for the appeal. Appellant No. 2 and his representative also testified for the appeal and stated that the Applicant has been very cooperative as far as their requests are concern.

Three other speakers testified and brought their issues of concerns by making some recommendations on the Conditions of Approval.

Council District representative made a general statement regarding the access and private street issues.

Applicant responded to the issues and concerns brought up by the previous speakers and volunteered conditions on Covenants and Agreements.

The President closed the public hearing.

Motion: Grant the appeal in part; modify Conditions of Approval by correcting Condition Nos. 30b, 25, 31f, 35c, SF-2; deleting No. 33-MM10; and adding new voluntary Condition No. 36; modify Environmental findings; adopt Mitigated Negative Declaration No. ENV-2005-3276-MND as modified; and adopt Findings.

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

Vote: 4-0

2. **APCNV-2005-3344-ZC-BL**
Related Case: TT-62958

CEQA: ENV-2005-3276-MND
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 10867 Topanga Canyon
Boulevard
Expiration Date: 07/15/07
Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED JANUARY 19, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, from A2-1 to RA-1-K with establishment of a "K" District;

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Los Angeles Municipal Code, for approximately 415 feet along Topanga Canyon Boulevard in connection with Tentative Tract 62958 for a 15-lot single family subdivision on a 8.87 net acre lot.

APPLICANT: Colmer Development Co.

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE TO (T)(Q)RA-1-K SUBJECT TO CONDITIONS OF APPROVAL AND APPROVAL OF BUILDING LINE REMOVAL.
Emily Gabel-Luddy, (213) 978-0016

PLEASE DISCUSSION UNDER ITEM NO. 1

Motion: Approve zone change to (T)(Q)RA-1-K subject to Conditions of Approval; approve building line removal incident to subdivision; adopt Mitigated Negative Declaration No. ENV-2005-3276-MND; adopt Findings.

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

Vote: 4-0

3. **PUBLIC COMMENT PERIOD**

None

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 6:19 p.m.

(Sgd.)
Victor Sampson, President

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

Date Adopted: 08/16/07

