

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, SEPTEMBER 20, 2007, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Victor Sampson, President
Dr. John Lett, Sr., Vice President
Richard L. Corona, Commissioner
Melrita Evans Fortson, 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. 3:

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 August 02, 2007 Meeting

3. **ZA-2007-1557-F-1A**

CEQA: ENV 2007-1558-CE
Plan Sun Valley – La Tuna Canyon

Council District: 2
Location: 7640 Atoll Avenue
Expiration Date: 08/10/07
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-X,7, I, of a Zoning Administrator's Determination to permit a fence 8 feet in height within the front yard in lieu of the maximum 3 feet 6 inches otherwise permitted under Section 12.21-C,1(g) of the Municipal Code in the RS-1 Zone.

APPLICANT: Maria Balarezo
Manuel Femat, Representative

APPELLANT: Maria Balarezo
Manuel Femat, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
Daniel Green (213) 978-1304

4. [APCNV-2006-1031-ZC-ZAA](#)

Incidental Case: AA-2006-1023-PMLA

CEQA: ENV-2006-1024-MND

Plan: Northridge

Council District: 12

Location: 9963 N. Lindley Avenue

Expiration Date: N/A

Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED JANUARY 18, 2007

ZONE CHANGE, incident to parcel map, pursuant to Section 12.32 of the Municipal Code, from A2-1 to (T)(Q)RA-1 for a maximum new three-parcel single-family development on a 1.49 acre lot.

APPLICANT: Dung Q. Wong
 Rhonda Lieberman, Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM A2-1, INCIDENT TO PARCEL MAP, TO (T)(Q)RA-1 SUBJECT TO CONDITIONS OF APPROVAL.
Susan Palmas (213) 978-1333

5. [APCNV-2006-5084-SPE-ZV-CU-ZAD-SPR-SPP](#)

CEQA: ENV-2006-5085-MND

Plan: Granada Hills-Knollwood

Council District: 12

Location: 17901-18145 W. Chatsworth Street
and 10725-10835 N. Zelzah Avenue

Expiration Date: 09/20/07

Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED MARCH 19, 2007

EXCEPTION, pursuant to Section 11.5.7 F of the Municipal Code, from Section 7.A.3.a of the Granada Hills Specific Plan (Ordinance No. 177,938), to permit a 6-foot landscape setback along Zelzah Avenue in lieu of the minimum 15-foot landscape setback required;

VARIANCE, pursuant to Section 12.27 of the Municipal Code, from Ordinance 170,138, for the following:

- a. "Q" Condition No. 3 to allow 276,000 square feet of floor area in lieu of the maximum 240,000 square feet permitted;

- b. **“Q” Condition No. 10 to allow the project to be developed in accordance with a modified plot plan exhibit in conjunction with the subject request; (Limited Hearing)**

CONDITIONAL USE, pursuant to Section 12.24 W 27 of the Municipal Code, for a Commercial Corner Development approval to permit deviations the following:

- a. An expansion of hours of operation beyond 7:00 a.m. to 11:00 p.m.;
- b. Section 12.22 A 23 (a)(3) to allow less than 50 percent of the ground floor exterior walls, doors and windows fronting on adjacent streets to be transparent in lieu of the minimum 50 percent required;

DETERMINATION, pursuant to Section 12.24 X of the Municipal Code, for the following:

- a. Section 12.24 X 20 to permit a shared parking reduction of 10 percent for 124 parking spaces otherwise required pursuant to Section 12.21 A4;
- b. Section 12.24 X 22 to allow buildings to exceed the Transitional Height requirements of Section 12.21.1 A 10 to permit a variable building height from 27 feet 10 inches to 38 feet in lieu of the maximum 25 feet height within 49 feet and 33 feet height within 50-99 feet of an RW1 or more restrictive Zone;

SITE PLAN REVIEW, pursuant to Section 16.05 of the Municipal Code, for a development project which results in an increase of 50,000 square feet or more of nonresidential floor area; and

PROJECT PERMIT COMPLIANCE. pursuant to Section 11.5.7 C of the Municipal Code, with the Granada Hills Specific Plan.

PROJECT: Demolition of an existing 43,000 square foot market and 11,000 square feet of retail shops, and the **construction of an 88,000 square foot Department Store, with a 7,300 square foot mezzanine, 38 feet high, with 1,155 shared parking spaces**, on an 852,975 square foot lot

APPLICANT: FWCA, Granada Village, LLC, Regency Centers
T. W. Laymen Associates, Representative

STAFF RECOMMENDS APPROVAL OF CONDITIONAL USE; DISAPPROVAL OF REQUESTS FOR EXCEPTION, VARIANCE, PROJECT PERMIT COMPLIANCE; DISMISSAL OF THE SITE PLAN REVIEW; ADOPTION OF FINDINGS AND MITIGATED NEGATIVE DECLARATION NO.

ENV-2006-5085.

Frank N. Quon (818) 374-5036

6. 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, October 04, 2007**
at the **Marvin Braude Constituent Service Center**
6262 Van Nuys Boulevard
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.