

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, NOVEMBER 15, 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. 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 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 November 01, 2007 Meeting

3. **APCNV-2006-7973-ZC-BL**

Incidental Case: VTT-66157-SL

CEQA: ENV 2006-7787-MND
Plan Northridge

Council District: 12
Location: 16853 E. Parthena Street
Expiration Date: 11/16/07
Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED SEPTEMBER 20, 2007

ZONE CHANGE, incident to parcel map, pursuant to Section 12.32 of the Municipal Code, from RA-1 (Suburban Zone) to (T)(Q)RD4-1 (Restricted Density Multiple Dwelling Zone); **and**

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Municipal Code, a 20-foot in on Parthernia Street established by Ordinance No. 168,990.

PROJECT: Construction of 5 single family homes, two-stories, approximately 27 feet high, with 2-vehicle garage parking spaces for each home on an approximately 25,628 square foot irregular shaped site. (A public hearing was held concurrently for case Vesting Tentative Tract No. 66157-SL).

APPLICANT: Saied C. Issacson
Tom Iacobellis, Representative

APPELLANT: Saied C. Issacson
Tom Iacobellis, Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)RD4-1
SUBJECT TO CONDITIONS OF APPROVAL; AND APPROVAL OF BUILDING LINE
REMOVAL.
Franklin N. Quon (818) 978-1304

4. **ZA-2007-0810-ZV-ZAA-1A**

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

Council District: 2
Location: 10519 La Tuna Canyon Blvd.
Expiration Date: 11/25/07
Appeal Status: Further appealable
to City Council if
variance is granted

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial of: **1)** Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, a Variance to permit: **a)** the maintenance of four detached single-family dwelling units with zero square feet of lot area per unit in lieu of the required minimum 17,500 square feet; and **b)** one uncovered parking space per dwelling unit in lieu of the required two; and **2)** Pursuant to Los Angeles Municipal Code Section 12.28, a Zoning Administrator Adjustment from Section 12.07-C,3 to permit: **a)** a reduced 5-foot 8-inch setback from the rear property line in lieu of the required 25 feet; and **b)** to permit a reduced building separation.

APPLICANT: Susan and Sam Faber
Robert L. Glushon, Esq., Representative

APPELLANT: Susan and Sam Faber
Robert L. Glushon Esq., Representative

STAFF RECOMMENDS DENIAL OF APPEAL
Patricia Brown (213) 978-1306

5. **APCNV-2007-2912-ZC-ZAA-ZAD**

Related Case: TT-69085

CEQA: ENV-2007-2570-MND
Plan: Mission Hills-Panorama-
City-North Hills

Council District: 7
Location: 9339 N. Burnet Avenue
Expiration Date: 12/06/07
Appeal Status: Further appealable to City
Council

PUBLIC HEARING COMPLETED AUGUST 21, 2007

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 to (T)(Q)RD3-1;

ADJUSTMENTS, pursuant to Section 12.28 A of the Municipal Code, to permit: (a) a 5-foot side yard setbacks for 3 units, in lieu of the 7.5-foot required in the proposed RD3 Zone, (b) a variable height wall/fence of up to 10-foot in the rear and side yards, and (c) a reduced space between buildings of 6-foot, in lieu of the required 10-foot in the proposed RD3 Zone; **and**

DETERMINATION, pursuant to Section 12.24X.7(a) of the Los Angeles Municipal Code, to permit an over-in-height 6-foot wall/fence in the front yard, in lieu of the required 10-foot in the proposed (T)(Q)RD3-1 Zone.

PROJECT: Demolition of two vacant single-family dwellings and accessory structures and the construction of a 6-unit detached residential condominium subdivision with 2 stories and 14 parking spaces on a 21,255 net square-foot (0.49 net acres) site. (The related Case No. Tentative Tract Map No. 69085 was approved by the Advisory Agency on August 22, 2007).

APPLICANT: Montage Development, Inc.
Chuck Francoeur, Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1, TO (T)(Q)RD3-1 SUBJECT TO CONDITIONS OF APPROVAL; APPROVAL OF ADJUSTMENTS AND DETERMINATION AS REQUESTED; AND ADOPTION OF FINDINGS.
K. Alam Choudhury (818) 374-5047

6. **APCNV-2007-3024-ZC-ZAA**
Related Case: AA-2007-2903-PMLA

CEQA: ENV-2006-3025-MND
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 22030 W. Tulsa Street
Expiration Date: 12/12/07
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED OCTOBER 02, 2007

ZONE CHANGE, pursuant to Section 12.32 C of the Municipal Code from A2-1 (Agricultural Zone) to RE20-1 (Residential Estate Zone); **and**

ADJUSTMENT, pursuant to Section 12.28 A of the Municipal Code, to allow 20-foot driveway frontage along Tulsa Street and a 20-foot lot width (55-foot midpoint) in lieu of the required 80-foot width for Parcel "C" (flag lot).

PROJECT: A three-lot subdivision for single-family uses on a 79,484 net square foot site (1.82 net acres).

APPLICANT: Gary & Denise Richards
Liberty Winter, Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM A2-1 TO (T)(Q)RE20-1-K
SUBJECT TO CONDITIONS OF APPROVAL; APPROVAL OF ADJUSTMENT AS REQUESTED;
ADOPTION OF STAFF FINDINGS.
Sarah Rigamat (213 978-1382

7. DIR-2007-3444-SPP-1A

CEQA: ENV 2007-3445-CE
Plan Sunland-Tujunga-Lake View
Tuna Canyon

Council District: 2
Location: 11323 N. Ebey Canyon Road/
11402 Riverwood Drive
Expiration Date: 12/30/07
Appeal Status: Further appealable
to City Council

PUBLIC HEARING

AN APPEAL, pursuant to Section 11.5.7 C6 of the Los Angeles Municipal Code, **of the Director of Planning's Determination** of a Project Permit Compliance Review under the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan. The appeal relates to the conditional approval of the construction of a new 1,213 square foot single-story single-family dwelling, with a detached garage, on an existing 92,195.5 square foot lot zoned A2-1. The two appellants are appealing the entire determination.

PROJECT: Construction of a single-family dwelling with detached garage in the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan.

Applicant: Tom Porter, Property Owner

Appellants: John Brown, Property Owner
Ross Howay, Property Owner

STAFF RECOMMENDS DENIAL OF APPEAL.
Claudia Rodriguez, (818) 374-5060

8. 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, December 06, 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.