

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JANUARY 17, 2008, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Victor Sampson, President
J. Richard Leyner, Vice President
Richard L. Corona, Commissioner
Melrita Evans Fortson, Commissioner
Juan Rodriguez, 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:

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

3. **AA-2006-1808-PMLA-1A**

CEQA: ENV-2006-1809-MND

Plan: Sunland-Lakeview Terrace-
Shadow Hills-East La Tuna Canyon

Council District: 2

Location: 10525 N. Las Lunitas Ave.

Expiration Date: 05/26/07 (Extended)

Appeal Status: Not further appealable
to City Council

Continued from 08/16/07 & 10/18/07

PUBLIC HEARING COMPLETED FEBRUARY 22, 2007

AN APPEAL, from the entire decision of the Advisory Agency in disapproving the Parcel Map No. AA-2006-1808-PMLA for the proposed two-parcel, single-family development on a 12,140 (gross) square foot lot.

APPLICANT: Vijay Chum
Robert Lamishaw, Representative

APPELLANT: Vijay Chum

STAFF RECOMMENDS DENIAL OF APPEAL.
Lynn Harper (213) 978-1467

4. **TENTATIVE TRACT NO. 60461-1A**

Related Case: APCNV-2004-2884-ZC

CEQA: ENV-2004-2834-MND
Plan: Sunland-Lake View Terrace-
Shadow Hills-East La Tuna Canyon

Council District: 2
Location: 11130 N. Oro Vista Avenue
Expiration Date: 02/03/08
Appeal Status: Further appealable to
City Council

PUBLIC HEARING

AN APPEAL, from the entire decision of the Advisory Agency in approving Tentative Tract No. 60461 for a maximum 18-lot single-family subdivision on 4.76 acre site.

APPLICANT: Arthur R. Asianan, Pineview Homes, LLC

APPELLANT: Elaine Brown

STAFF RECOMMENDS GRANTING OF APPEAL IN PART BY AMENDING FINDING (b) AND
ADDING CONDITION NOS. 28 THROUGH 33.
Garland Cheng (213) 978-1324

5. **APCNAV-2007-1645-ZC-BL**

Related Case: Tentative Tract No. 68086

CEQA: ENV-2007-1642-MND
Plan: Mission Hills-Panorama City-
North Hills

Council District: 7
Location: 15157 W. Roscoe Boulevard
Expiration Date: 01/26/08
Appeal Status: Further appealable to City
Council

PUBLIC HEARING COMPLETED DECEMBER 07, 2007

ZONE CHANGE, pursuant to Section 12.32-F of the Los Angeles Municipal Code, from [Q]CR-1VL (Limited Commercial Zone) to (T)(Q)RAS4-1VL (Residential/Accessory Zone).

BUILDING LINE REMOVAL, pursuant to Section 12.32-R of the Los Angeles Municipal Code, of a 25-foot building line on the north side of W. Roscoe Boulevard.

PROJECT: The construction, use, and maintenance of a five-story, 50-foot tall, 34-unit and 38 thousand square-foot condominium development with 2,000 square-feet of ground floor commercial-retail; and request to remove a 25-foot building line on Roscoe Boulevard, established by Ordinance 96,573, on a 18,782 square-foot site.

APPLICANT: JNM Development, LLC

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM [Q]CR-1VL TO (T)(Q)RAS4-1VL
SUBJECT TO CONDITIONS OF APPROVAL AND APPROVAL OF BUILDING LINE REMOVAL.
Jose Carlos Romero (213) 975-1180

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, February 07, 2008**
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.