

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, FEBRUARY 21, 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 NOS. 4 AND 5:

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 January 03, 2008

3. **APCNV-2007-4034-ZC-YV-SM**

Related Case: AA-2007-4093-PMLA

CEQA: ENV-2007-3953-MND

Plan: Sunland-Tujunga-Lake View-
Terrace-Shadow Hills-La Tuna
Canyon

Council District: 2

Location: 7117 West Apperson Street

Expiration Date: 03/09/08

Appeal Status: Further appealable to City
Council by Applicant
if denied.

PUBLIC HEARING COMPLETED JANUARY 14, 2008

ZONE CHANGE, pursuant to Section 12.32-F of the Los Angeles Municipal Code, from R1-1 (One-Family Zone) to RD3-1 (Restricted Density Multiple Dwelling Zone).

YARD VARIANCE, pursuant to Section 12.27 of the LAMC, to permit four dwelling units in lieu of the maximum three dwelling units otherwise permitted (the proposed fourth dwelling unit to have a reduced lot area of 2,114 square feet in lieu of the 3,000 square feet of lot area otherwise required in the proposed RD3-1 Zone).

SLIGHT MODIFICATION, pursuant to Section 12.28 B of the LAMC, to permit a rear yard with a depth of approximately 14 ½ feet in lieu of the minimum 15 foot rear yard setback otherwise required in the proposed RD3-1 Zone.

PROJECT: Construction of four residential condominium units 2-stories (approximately 26 feet 8 inches high) to be constructed in two separate duplex buildings, providing eight residential parking spaces in attached garages and two uncovered guest parking spaces on an approximately 11,276 square foot lot.

[Note 1: Parcel Map AA-2007-4093-PMLA has been filed for condominium purposes and will require a separate notice and public hearing before the Advisory Agency at a later date.]

[Note 2: The applicant must file for a separate Foothill Boulevard Specific Plan-Ordinance No. 170,694 review and approval by the Director of Planning under a Project Permit Compliance pursuant to LAMC Section 11.5.7.C.]

APPLICANT: Lisa C. Jover

Carol Blattocchio, The Arpen Group
Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM R1-1 TO (T)(Q)RD3-1
SUBJECT TO CONDITIONS OF APPROVAL; DISAPPROVE REQUEST FOR YARD
VARIANCE; APPROVE SLIGHT MODIFICATION AS FILED.
Thomas L. Glick (818) 374-5062

4 [AA-2006-6151-PMLA-M1](#)

CEQA: ENV-20066152-CE
Plan: Sun Valley-La Tuna Canyon

Council District: 6
Location: 9258 N. Telfair Avenue &
9327 N. Tamarack Avenue
Expiration Date: 02/18/08 ext.
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, in part, the decision of the Deputy Advisory Agency in approving
AA-2007-6151-M1, on the modification of Preliminary Parcel Map for a maximum four parcel
single-family development on a 27,041 net square-foot site in the R1-1 zone.

APPLICANT: Jeffrey Lipton,
Swordfish Properties, LLC

Rob Searcy, Terra Firma Services
Representative

APPELLANT: Jeffrey Lipton,
Swordfish Properties, LLC

Rob Searcy, Terra Firma Services
Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
Tina Vacharkulksemsuk (213) 978-1376

5. **APCNV-2007-4147-ZC**

CEQA: ENV-2007-2594-MND
Plan: Arleta-Pacoima

Council District: 7
Location: 13583 W. Brownell Street
Expiration Date: 02/23/08
Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED JANUARY 11, 2008

ZONE CHANGE, pursuant to Section 12.32-F of the Los Angeles Municipal Code, from RA-1 to R1-1 (Single-Family Dwelling Zone) for the construction of six single-family residences on an approximately 43,546 net square irregular shaped lot in the RA-1 zone.

APPLICANT: Clinton Galloway
Fisher Associates, Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM TO (T)(Q)R1-1
SUBJECT TO CONDITIONS OF APPROVAL.
Jose Carlos Romero (213) 978-1180

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, March 06, 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 or by e-mail at Planning APCNorth Valley.