

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, MAY 15, 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
Veronica Padilla, 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 6:

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. **APCNV-2006-2021-ZC**

Related Case: AA-2006-1803-PMLA

CEQA: ENV-2006-1804-MND
Plan: Mission Hills-Panorama City-
North Hills

Council District: 7
Location: 15524 W. Tupper Street
Expiration Date: 07/28/08
Appeal Status: Further appealable to
City Council by Applicant

PUBLIC HEARING COMPLETED OCTOBER 18, 2006

ZONE CHANGE, incident to parcel map, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), from RA-1 to R1-1 for a maximum new three-parcel, single-family development on a .37 acre lot.

APPLICANT: Rick Benson
Robert B. Lamishaw, Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE, INCIDENTAL TO SUBDIVISION, TO (T)(Q)RS-1, SUBJECT TO CONDITIONS OF APPROVAL; APPROVE MITIGATED NEGATIVE DECLARATION NO. ENV--2006-1804-MND; ADOPT FINDINGS.
Marc Woerschling (213) 978-1396

4. **ZA-2007-5455-CUW-1A**

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

Council District: 7
Location: 11301 N. Gladstone Avenue
11950 ½ - 11970 West Terra
Bella Street
Expiration Date: 05/28/08
Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

AN APPEAL of Condition No. 13 from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,49, of a Condition Use to permit the construction, use and maintenance of a cellular telecommunications site. Note: Condition No. 13 requires that "... the owner of the property shall improve the intersection where the dirt access road crosses Terra Bella Street including the sidewalk to the satisfaction of the Bureau of Engineering, to withstand a minimum of 40 tons on a three axle truck and for the dirt area, to pave/asphalt the immediate approach way from the dirt road to paved street, a steel "thumper" plate to knock the dirt from truck tires should be installed if deemed required by the Bureau of Engineer."

APPLICANT: Verizon Wireless
Ramon Salazar, Representative

APPELLANT: Verizon Wireless
Ramon Salazar, Representative

STAFF RECOMMENDED DENIAL OF APPEAL.
Albert Landini (213) 369-0552

5. **APCNAV-2006-10297-ZC**
Related Case: TT-66787

CEQA: ENV-2006-4525-MND
Plan: Chartsworth-Porter Ranch

Council District: 12
Location: 10227 North Mason Avenue
Expiration Date: N/A
Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED MAY 17, 2007

ZONE CHANGE, pursuant to Section 12.32-F of the Los Angeles Municipal Code, from P-1L to C2-1L for a maximum 40 residential condominiums on a 1-lot subdivision on a 0.98 net acre (42,689 net square-foot site).

APPLICANT: Leonard Yaghoobi

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE TO (T)(Q)C2-1L SUBJECT TO CONDITIONS OF APPROVAL; ADOPT MITIGATED NEGATIVE DECLARATION NO. ENV-2006-4525; AND ADOPT FINDINGS.
Sterling Barnes (213) 978-1359

6. TT-64610-CC-1A

CEQA: ENV-2007-10393-CE
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 10405 Canoga Avenue
Expiration Date: N/A
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the entire decision by the Advisory Agency in approving Tentative Tract No. 64610 to convert 61 residential apartments to 61 residential condominiums with 81 parking spaces on a 2 acre site.

APPLICANT: DLGP Stoney Point, LLC

APPELLANT: DLGP Stoney Point, LLC

STAFF RECOMMENDED DENIAL OF APPEAL.
Sterling Barnes (213) 978-1359

7. [APCNV-2007-5572-ZC-SPP](#)

Related Case: AA-2007-5558-PMLA

CEQA: ENV-2007-5559-MND

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

Council District: 2

Location: 10741 W. Longford Street

Expiration Date: May 19, 2008

Appeal Status: Zone Change further
appealable to City
Council

PUBLIC HEARING COMPLETED MARCH 04, 2007

ZONE CHANGE, pursuant to Section 12.32-F of the Los Angeles Municipal Code, from RA-1 to RE11-1;

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7.C of the Los Angeles Municipal Code, a **Director's Determination** for the construction, use and maintenance of 3 single-family dwellings, incident to Preliminary Parcel Map No. AA-2007-5558-PMLA, within the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan Area.

PROJECT: Demolition of a storage-type building and the construction of 3 single-family dwellings on 3 proposed parcels with 2 stories and/or a maximum height of 36 feet on a 41,911 net square-foot site.

The related Case No. AA-2007-5558-PMLA for a 3-parcel subdivision was conditionally approved subject to the approval of a Zone Change from RA-1 to RE11-1, as requested under the Case No. APCNV-2007-5572-ZC-SPP. The Advisory Agency Determination was issued on April 17, 2008.

APPLICANT: Isaias and Delia Guizar
Wayne Fukuda, Representative

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE TO (T)(Q)RE11-1 SUBJECT TO CONDITIONS OF APPROVAL; APPROVE THE DETERMINATION FOR PROJECT PERMIT COMPLIANCE; ADOPT MITIGATED NEGATIVE DECLARATION NO. ENV-2007-5559; AND ADOPT FINDINGS.

K. Alam Choudhury (818) 374-5047

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, June 05, 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 APCnorthvalley@lacity.org.