

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JUNE 19, 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, 5, 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

3. **APCNV-2007-2958-ZC**

CEQA: ENV-2007-2208-MND
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 21019 W. Chase Street
Expiration Date: 06/22/08
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED MAY 9, 2007

ZONE CHANGE, pursuant to Section 12.32-F of the Los Angeles Municipal Code, from RA-1 to R1-1 to demolish two existing single-family dwellings and an accessory building and construction of 5 single-family residences (approximately 2,300 square feet each), two stories (24 feet) high with two covered parking spaces for each dwelling, on an approximately 36,528 net square irregular shaped lot in the RA-1 zone.

APPLICANT: Richard Cooper
Adriana Montano, Representative

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)R1-1 SUBJECT TO CONDITIONS OF APPROVAL; ADOPT MITIGATED NEGATIVE DECLARATION NO. ENV-2007-2208; AND ADOPT FINDINGS.
Jose Carlos Romero (213) 975-1180

4. **ZA-2007-4419-ZAA-1A**

CEQA: ENV-2007-4420-CE
Plan: Mission Hills-Panorama City-
North Hills

Council District: 7
Location: 11406 N. Laurel Canyon Boulevard
Expiration Date: 07/22/08
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 12.28, **of a Zoning Administrator's Adjustment** from Section 12.08-C,3 of the Los Angeles Municipal Code to permit the continued use and maintenance of an attached patio addition with open deck above observing a reduced rear yard of 4 feet in lieu of the required 15 feet on property located in the R1 Zone. (**Note:** the appellant states he is appealing part of the denial in that he supports a portion of the proposed project.).

APPLICANT: Juan and Rosario Cortez
Daisy Hernandez, Representative

APPELLANT: Jose Paiz

STAFF RECOMMENDS DENIAL OF APPEAL.
Anik Charron, (213) 978-1307

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

Related Cases: APCNV-2004-2884-ZC
ZA-2007-0495-ZV-ZAA-SPP

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 ext.
Appeal Status: Further appealable to
City Council

***Continued from 01/17/08, 03/06/08, and
04/03/08***

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. Aslanian, Pineview Homes, LLC

APPELLANT: Elaine Brown

STAFF RECOMMENDED DENIAL OF APPEAL.
Garland Cheng (213) 978-1324

6. [APCNV-2004-2884-ZC](#)

Related Cases: TT-60461
ZA-2007-0495-ZV-ZAA-SPP

CEQA: ENV-2004-2839-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 ext.
Appeal Status: Further appealable to
City Council

Continued from 03/06/08 and 04/03/08

PUBLIC HEARING COMPLETED MAY 17, 2007

ZONE CHANGE, pursuant to Section 12.32-F of the Los Angeles Municipal Code, from RA-1 to R1 for a maximum 18-lot single-family subdivision on 4.76 acre site. Seventeen lots are located in the area bounded by the requested zone change.

APPLICANT: Arthur R. Aslanian

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)RS-1 SUBJECT TO CONDITIONS OF APPROVAL; ADOPT MITIGATED NEGATIVE DECLARATION NO. ENV-2004-2839; AND ADOPT FINDINGS.
Garland Cheng (213) 978-1324

7. [ZA-2007-0495-ZV-ZAA-SPP-1A](#)

Related Cases: TT-60461
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 ext.
Appeal Status: Not further appealable to
City Council

Continued from 04/03/08

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, a **variance** from Section 12.07-C,4, to permit three lots with a minimum lot area of 7,500 square-feet in-lieu-of 17,500 square-feet per lot in the RA-1 Zone; **2)** Pursuant to Los Angeles Municipal Code Section 12.28, **adjustments a)** from Section 12.07-C, 4 to permit a reduced lot width of 60 feet in-lieu-of the 70 feet required; **b)** from Section 12.07-C, 2 to permit a reduced side yard setback of 5 feet in-lieu-of the 10 feet required; and **c)** from Section 12.07-C, 3 to permit a reduced rear yard setback of 20 feet in-lieu-of 25% of the lot depth required.

APPLICANT: Arthur R. Aslanian

APPELLANT: Arthur R. Aslanian

STAFF RECOMMENDED DENIAL OF APPEAL.
Garland Cheng (213) 978-1324

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, July 03, 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.