

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, APRIL 2, 2009, 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

Rhonda L. Ketay, 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. 3:

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 agendized 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 agendized 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. Approval of Minutes

3. **APCNV-2007-3493-ZC**

Related Case: VTT 63536

CEQA: ENV-2007-3494-MND
Plan: Chatsworth

Council District: 12
Location: 11105 Canoga Avenue
Expiration Date: 04/02/09
Appeal Status: ZC may be appealed
by applicant if denied

PUBLIC HEARING COMPLETED APRIL 7, 2008

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, from A2-1 (Agricultural Zone) to RA-1 (Suburban Zone), consistent with the Community Plan designation of Very Low 1 Residential Density.

[Note: Vesting Tentative Tract Map 63536 to be filed for subdivision and private street purposes to create six single-family parcels and will require a separate public notice and hearing before the Advisory Agency at a later date]

PROJECT: No specific project is proposed.

APPLICANT: Barry Bierman, Stony Point Estates
Representative: Robert Lamishaw, JPL Zoning Services

Recommended Action:

1. Disapprove the Zone Change request as filed by the applicant
2. Approve and recommend that City Council adopt a Zone Change from A2-1 (Agricultural Zone) to (T)(Q)RE20-1-K (Suburban Zone) subject to the Conditions of Approval
3. Adopt the Findings
4. Adopt the Mitigated Negative Declaration No. ENV-2007-3494-MND as modified by City staff
5. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Staff: Tom Glick, (818) 374-5062

4. [APCNV-2006-4861-ZC](#)

Related Case: TT 66203-CN

CEQA: ENV-2006-4812-MND

Plan: Mission Hills-North Hills-
Panorama City

Council District: 7

Location: 15500 Nordhoff Street /
9059 Langdon Avenue

Expiration Date: 04/02/09

Appeal Status: Appealable to City Council

PUBLIC HEARING COMPLETED JUNE 19, 2008

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), from RA-1 to (T)(Q)R3-1 to allow the construction, use and maintenance of 8 dwelling units incident to a Tentative Tract Map. Adopt Mitigated Negative Declaration ENV 2006-4812-MND, a Mitigated Negative Declaration per the California Environmental Quality Act, to allow the construction, use and maintenance of 8 dwelling units incident to a Tentative Tract Map.

PROJECT: A maximum of 8 multiple family residential dwelling units.

APPLICANT: Langdon Plaza Capital LLC
Representative: Phillip Kaainoa

Recommended Action:

1. Disapprove the Zone Change Request of RA-1 to R3-1 as filed.
2. Approve and Recommend that the City Council adopt a Zone Change from RA-1 to (T)(Q)R3-1 subject to the attached Conditions of Approval.
3. Adopt Mitigated Negative Declaration No. ENV-2006-4812-MND, a mitigated negative declaration per the California Environmental Quality Act, to allow the construction, use and maintenance of 8 dwelling units incident to a Tentative Tract Map.
4. Adopt the attached Findings.
5. Recommend that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative Classification or "Q" Qualified Classification are specified in Section 12.32-G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative Classification be removed in the manner indicated on the attached page.
6. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
7. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: David Silverman, (818) 374-9917

5. **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, April 16, 2009**
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.