

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, MAY 7, 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 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 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. Approve minutes from April 2, 2009 and April 16, 2009

3. **ZA-2007-3909-ZV-1A**

CEQA: ENV-2007-3910-MND
Plan: Northridge

Council District: 12
Location: 18640-18664 Eddy Street
18657-18665 Parthenia Street
Expiration Date: 5/20/09
Appeal Status: Further appealable
only if approved

CONTINUED FROM MARCH 19, 2009

An **appeal**, of the Zoning Administrator's decision pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, for the **approval** of a Variance from Section 12.17.6-A,8 of the Los Angeles Municipal Code granting the establishment, use and maintenance of an automobile impound yard in the M1-1VL Zone Classification in lieu of complying with all the standards of said section; and **approve** of Mitigated Negative Declaration ENV-2007-3910-MND as the environmental clearance recommended for the project by City Staff.

APPLICANT: Marcos Portillo, Day & Night Towing
Representative: Robert B. Lamishaw, JPL Zoning Services

APPELLANT: Stephen Zipp
Representative: Lee Ambers, California Property Consultants

Recommended Action

Deny the appeal; **sustain** the decision of the Zoning Administrator for the **approval** of a Variance granting the establishment, use and maintenance of an automobile impound yard in the M1-1VL Zone Classification; and **adopt** the Mitigated Negative Declaration ENV-2007-3910-MND as the environmental clearance recommended for the project by City Staff.

Staff: Nick Brown, (818) 374-5069

4. **DIR-2008-3490-BSA-1A**

CEQA: ENV-2007-3910-MND
Plan: Northridge

Council District: 12
Location: 18640-18664 Eddy Street
18657-18665 Parthenia Street
Expiration Date: 5/20/09
Appeal Status: Further appealable
only if approved

PUBLIC HEARING - Required

An **appeal**, of the Zoning Administrator's decision pursuant to the provisions of Section 12.26-K of the Los Angeles Municipal Code, which found that the Department of Building and Safety did err and abuse its discretion in its determination that a block wall may be located on the easterly property line as approved by Building Permit No. 08020-20000-00576, and, that the action of the Department of Building and Safety is reversed, and that the appeal is granted.

APPLICANT: Steve Zipp
Representative: Gary Klein

APPELLANT: Sanjuana & Michael Rios

Recommended action

Deny the appeal; **sustain** the decision of the Zoning Administrator which found that the Department of Building and Safety did err and abuse its discretion in its determination that a block wall may be located on the easterly property line as approved by Building Permit No. 08020-20000-00576, and that the action of the Department of Building & Safety is reversed, and that the appeal is granted, and **find** the Department of Building and Safety determined that the project is exempt from an environmental review.

Staff: Lynn Wyatt, (818) 374-9914

5. TENTATIVE TRACT NO. 68178-CC-1A

CEQA: ENV-2007-1827-CE

Plan: Northridge

Council District: 12
Location: 18400 Plummer Street
Expiration Date: 5/7/09
Appeal Status: Further appealable to City Council

CONTINUED FROM APRIL 16, 2009

PUBLIC HEARING – Required

An **appeal**, from the entire decision of the Advisory Agency in disapproving Tentative Tract No. 68178-CC for a maximum 15-unit residential condominium conversion from an existing 27-unit apartment building; and find Categorical Exemption No. ENV-2007-1827-CE as the environmental review recommended by City staff.

APPLICANT: Thomas Siciliano
The Douglas B. Stein 1966 Trust
Representative: Oscar Ensafi

APPELLANT: Same

Recommended Action

Deny the appeal; **sustain** the entire decision of the Advisory Agency in disapproving Tentative Tract No. 68178-CC, and **find** Categorical Exemption No. ENV-2007-1827-CE as the environmental review recommended by City staff.

Staff: Lateef Sholebo, (213) 978-1454

6. [APCNSV-2007-4148-ZC](#)

CEQA: ENV 2007-4138-MND

Plan: Chatsworth – Porter Ranch

Council District: 12

Location: 19954 W. Chase Street

Expiration Date: 5/7/09

Appeal Status: Further Appealable if Zone Change is denied

PUBLIC HEARING – Completed on March 5, 2009

Proposed Project

Construction of 2 new single family homes, with an existing single family dwelling to remain on an approximately 19,979 square foot rectangular site.

Requested Actions

1. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from RA-1 (Suburban Zone) to (T)(Q)R1-1 (Single Family Dwelling Zone); and
2. Adopt Mitigated Negative Declaration ENV 2007-4138-MND, a mitigated negative declaration per the California Environmental Quality Act, to allow a Zone Change from RA-1 (Suburban Zone) to (T)(Q)R1-1 (Single Family Dwelling Zone).

Recommended Actions

1. **Disapprove** the Zone Change Request of RA-1 to R1-1 as filed.
2. **Approve** and **recommend** that the City Council approve Zone Change from RA-1 to (T)(Q)R1-1 for the subject property, with the attached conditions of approval.
3. **Adopt** Mitigated Negative Declaration ENV 2007-4138-MND a mitigated negative declaration per the California Environmental Quality Act, to allow a Zone Change from RA-1 (Suburban Zone) to (T)(Q)R1-1 (Single Family Dwelling Zone).
4. **Adopt** the attached Findings.
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.

APPLICANT: Natalie Schlatter

Representative: Robert Lamishaw, JPL Zoning Services

Staff: Milena Zasadzien, (818) 374-5054

7. **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, May 21, 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.