

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, April 2, 2009
Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard, First Floor Meeting Room
Van Nuys, California 91401

MINUTES OF THE NORTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING TAPES FOR THIS MEETING. COPIES OF TAPES ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255.

The meeting was called to order by Commission President Sampson at 4:35 p.m.

Commissioners present: Richard Corona, J. Richard Leyner, Veronica Padilla, Juan Rodriguez, and Victor Sampson

Commissioners absent: None

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar

B. Commission Requests

1. Commissioner Leyner's parking permit expired March 31, 2009

C. Approval of Minutes

Motion to approve Minutes from January 15, 2009, February 5 & 19, 2009 and March 19, 2009.

Moved: Commissioner Padilla

Seconded: Commissioner Rodriguez

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

DISCUSSION

Staff presented case.

Applicant's representative spoke at length concerning the project.

There were 2 speakers from the community.

Discussion ensued, concerning some of the Conditions.

Staff and applicant's representative agreed that more time was needed so applicant requested a continuance.

Motion: To continue case no. APCNV-2007-3493-ZC until May 21, 2009.

Moved: Rodriguez

Seconded: Padilla

Ayes: Corona, Leyner, and Sampson

Vote: 5 - 0

4. **APCNV-2006-4861-ZC**

Related Case: TT 66203-CN

CEQA: ENV-2006-4812-MND

Council District: 7

Plan: Mission Hills-North Hills-
Panorama City

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

DISCUSSION

Staff presented case.

Applicant's representative discussed all the possibilities with the planning staff member and the commission board.

Discussion ensued and the applicant agreed to stay with the original project at this time.

Motion: To approve all of the staff recommended actions.

Moved: Leyner

Seconded: Corona

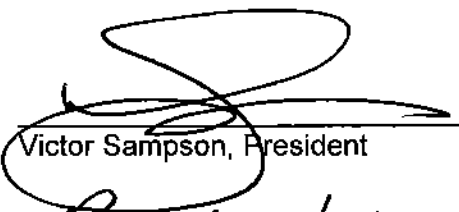
Ayes: Padilla, Rodriguez, and Sampson

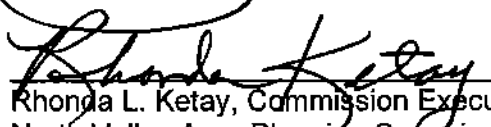
Vote: 5 - 0

5. PUBLIC COMMENT PERIOD

None

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 6.38 p.m.



Victor Sampson, President

Rhonda L. Ketay, Commission Executive Assistant
North Valley Area Planning Commission

Date Adopted: 5-7-2009