

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JULY 16, 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

Carmen Montgomery, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NO: 4, 5, 6, 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. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **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 STAFF.**

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. *Note: Materials received after the mailing deadline will be placed in the official case file.*

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**

- A. Items of Interest
- B. Department presentation of Balboa Highland Historic Preservation Overlay Zone

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Election of Officers
- D. Minutes of June 18, 2009

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

Related Case: VTT No. 63536 (Subdivision)

CEQA: ENV-2007-3494-MND

Plan: Chatsworth-Porter Ranch

Council District: 12

Expiration Date: 07/27/09

Appeal Status: Zone Change may be appealed by applicant if denied

CONTINUED FROM JUNE 18, 2009 MEETING

PUBLIC HEARING – Completed on April 7, 2008

Project Location: 11105 Canoga Avenue

PROPOSED PROJECT:

The applicant has proposed no specific development project.* The subject site contains a total of 137,448 net square feet of lot area. The subject property is currently undeveloped. The applicant is proposing to construct six (6) single-family homes with various sizes lots and dwellings.

[**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.]

REQUESTED ACTION:

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.

RECOMMENDED ACTIONS:

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.

*Planning Department policy requires that all requests for Zone Changes shall include a detailed development project, including Elevations and Floor Plans. The Department permits these architectural plans to be “conceptual” in the recognition that the City approval process is static and that these plans can be changed by the decision bodies. The applicant has submitted four (4) detailed plans from the Lowe’s Catalogue including Plan# 529-1340, Plan #529-JV-2788-A, Plan# 529-0735, and Plan# 529-0738 (see Exhibit B of this report).

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

STAFF: Tom Glick (818) 374-5062

4. **DIR-2009-0774-SPP-1A** **Council District:** 2
CEQA: ENV-2009-0775-CE **Expiration Date:** 07/26/09
Plan: Sun Valley-La Tuna Canyon **Appeal Status:** Not further appealable

PUBLIC HEARING REQUIRED

Project Location: 9701 West La Tuna Canyon Road

PROPOSED PROJECT:

The proposed addition to the first floor, and proposed addition of a new second floor to an existing 808 square foot single family dwelling, for a total of an approximately 5,338 square feet single family dwelling; the proposed construction of a new three-car, 1,000 square foot detached garage; and a proposed accessory building measuring 50 feet by 60 feet by 20 feet 6 inches (3,000 square feet), on an approximately 1.346 acre lot zoned A2-1-K, within a designated Scenic Highway Corridor, and within a K-district. The proposed project is not within a prominent ridgeline protected area.

REQUESTED ACTION:

Appeal in Part of the Director of Planning’s **Conditional Approval** of Project Permit Compliance pursuant to Section 11.5.7 of the Los Angeles Municipal Code (LAMC).

RECOMMENDED ACTIONS:

1. **Grant** the Appeal in part.
2. **Sustain** the determination of the Director of Planning, and further clarify the size of the accessory structure and its need to be in compliance with the LAMC by modifying condition number A.1.
3. **Adopt** the attached findings.
4. **Adopt** the environmental clearance, Categorical Exemption ENV-2009-0775-CE.

APPLICANT: Rebecca Timohovich
(owner and representative)

APPELLANT: La Tuna Canyon Community Association
Representative: Linda Greco, member

STAFF: Claudia Rodriguez (818) 374-5060

5. **DIR-2009-1089-SPP-1A**
CEQA: ENV-2009-1090-CE
Plan: Sun Valley-La Tuna Canyon

Council District: 2
Expiration Date: 07/27/09
Appeal Status: Not further appealable

PUBLIC HEARING REQUIRED

Project Location: 9129 West La Tuna Canyon Road

PROPOSED PROJECT:

The proposed construction of a new accessory building measuring 30 feet by 70 feet and 17 feet 1 inch in height (2,100 square feet) on a 46,048 square foot lot zoned A2-1-K. The proposed project is within a designated Scenic Highway Corridor, and within a K-district. The proposed project is not within a prominent ridgeline protected area.

REQUESTED ACTION:

Appeal of the Director of Planning's **Conditional Approval** of Project Permit Compliance pursuant to Section 11.5.7. of the Los Angeles Municipal Code (LAMC).

RECOMMENDED ACTIONS:

1. **Grant** the Appeal in part.
2. **Sustain** the determination of the Director of Planning, and further clarify the size of the accessory structure and its need to be in compliance with the LAMC by modifying condition number A.1.
3. **Adopt** the attached findings.
4. **Adopt** the environmental clearance, Categorical Exemption ENV-2009-1090-CE.

APPLICANT: Adolf Egyed (owner)
Representative: Rafael Dieppa

APPELLANT: Linda Greco

STAFF: Claudia Rodriguez (818) 374-5060

6. **ZA-2008-3335-CUB-1A**
CEQA: ENV-2008-3336-MND
Plan: Sun Valley-La Tuna Canyon

Council District: 6
Expiration Date: 8/11/09
Appeal Status: Not further appealable

PUBLIC HEARING REQUIRED

Project Location: 7604 North Vineland Avenue

REQUESTED ACTIONS:

An **appeal** of the Zoning Administrator's decision, **1)** pursuant to Los Angeles Municipal Code Sections 12.24-W,1 and 27, with specified deviations from Los Angeles Municipal Code Section 12.22-A,23(a), for the dismissal of a Conditional Use Permit to permit a proposed retail convenience market to permit the sale and dispensing of beer and wine only for off-site consumption; [Note: the request for off-site sale and dispensing of beer and wine was withdrawn by the applicant at the public hearing]; and, **2)** pursuant to Los Angeles Municipal Code Section 12.24-W,27, with specified deviations from Los Angeles Municipal Code Section 12.22-A,23(a), for the denial of a Conditional Use Permit to permit a proposed retail convenience market with specified deviations, to allow 24-hour

operation and deliveries for the retail convenience market; and, **3)** pursuant to Los Angeles Municipal Code Section 12.24-W,27, with specified deviations from Los Angeles Municipal Code Section 12.22-A,23(a)(8), for the approval of a Conditional Use Permit to permit a proposed retail convenience market with specified deviations to allow exterior walls and doors of a ground floor consisting of 34% transparent windows, in lieu of the required 50%, for the retail convenience market; and the adopted environmental clearance Mitigated Negative Declaration ENV-2008-3336-MND.

RECOMMENDED ACTIONS:

Deny the appeal, **sustain** the Zoning Administrator's decision **1)** for dismissal of a Conditional Use Permit to permit a proposed retail convenience market to permit the sale and dispensing of beer and wine only for off-site consumption; [Note: the request for off-site sale and dispensing of beer and wine was withdrawn by the applicant at the public hearing]; and, **2)** for the denial of a Conditional Use Permit to permit a proposed retail convenience market with specified deviations, to allow 24-hour operation and deliveries for the retail convenience market; and **3)** for the approval of a Conditional Use Permit to permit a proposed retail convenience market with specified deviations to allow exterior walls and doors of a ground floor consisting of 34% transparent windows, in lieu of the required 50%, for the retail convenience market; and **adopt** the environmental clearance Mitigated Negative Declaration ENV-2008-3336-MND.

APPLICANT: Monica Krueger, 7-Eleven Inc.

Representative: Fernando Villa,
Law Firm of Pircher, Nichols, and Meeks

APPELLANT: Same

STAFF: Linn Wyatt (818) 374-9914

7. ZA-2000-4597-CU-PA1-1A

CEQA: ENV-2008-3940-CE

Plan: Sun Valley

Council District: 2

Expiration Date: 07/27/09

Appeal Status: Not further appealable

PUBLIC HEARING REQUIRED

Project Location: 9753 La Tuna Canyon Road

REQUESTED ACTIONS:

An **appeal** of the Zoning Administrator's action pursuant to Los Angeles Municipal Code Section 12.24-M and Condition No. 46 of Case No. ZA-2000-4597-CU-A1 requiring the Zoning Administrator to determine the effectiveness of compliance with the conditions of operation imposed on the use and to review the operation of the facility and compliance with all the conditions, and that substantial compliance with the Conditions of the prior action of the Zoning Administrator and the North Valley Area Planning Commission for ZA-2000-4597-CU-A1 have been attained in association with all conditions for the continued use, operation, and maintenance of a horse boarding facility, in conjunction with an existing single-family home in the A2-1-K Zone, and find the environmental clearance, Categorical Exemption No. ENV-2008-3940-CE.

RECOMMENDED ACTIONS:

Deny the appeal; **sustain** the Zoning Administrator's action requiring the Zoning Administrator to determine the effectiveness of compliance with the conditions of operation imposed on the use and to review the operation of the facility and compliance with all the conditions, and that substantial compliance with the conditions of the prior action of the Zoning Administrator and the North Valley

Area Planning Commission for ZA-2000-4597-CU-A1 have been attained in association with all conditions for the continued use, operation, and maintenance of a horse boarding facility, in conjunction with an existing single-family home in the A2-1-K Zone, and find the environmental clearance, Categorical Exemption No. ENV-2008-3940-CE.

APPLICANT: Karen Bristing
Representative: Lee Ambers

APPELLANT: Michael J. Smith

STAFF: Linn Wyatt (818) 374-9914

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, August 6, 2009**
at the **Marvin Braude Constituent Service Center**
6262 Van Nuys Boulevard
Van Nuys, CA 91401

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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.