

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, AUGUST 6, 2009, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

J. Richard Leyner, President
Victor Sampson, 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: 3, 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. 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 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. *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 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**

A. Items of Interest

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Minutes of July 16, 2009

3. **AA-2007-4471-PMLA-1A**

Related Case: VTT 63536

CEQA: ENV-2007-4472-MND

Plan: Sunland-Tujunga-Lake View Terrace-
Shadow Hills-East La Tuna Canyon

Council District: 2

Expiration Date: 08/06/09

Appeal Status: Not further appealable

CONTINUED FROM JUNE 18, 2009 MEETING

PUBLIC HEARING REQUIRED

Project Location: 9705 La Canada Way

PROPOSED PROJECT:

A three-lot subdivision for the development of two single-family residences with horsekeeping facilities. The project would involve the retention of an existing single-family residence and horsekeeping facilities and the construction of two single-family residences with horsekeeping facilities in the RE40-1-K Zone. Each of the three lots contain lot areas over 40,000 square feet each consistent with the applicable zoning, community and specific plans.

REQUESTED ACTION:

An **appeal** of the Deputy Advisory Agency's approval of Parcel Map No. AA-2007-4471-PMLA for a three-lot subdivision (pursuant to Sections 17.50 and 12.07.01 of the LAMC) for single-family residential uses with equinekeeping in the RE40-1-K Zone.

RECOMMENDED ACTION:

1. **Deny** the appeal.
2. **Sustain** the Advisory Agency's approval of Parcel Map No. AA-2007-4471-PMLA.
3. **Adopt** the Mitigated Negative Declaration No. ENV-2007-4472-MND.

APPLICANT: Imad Aboul-Hosn

APPELLANT: William Lundeen and Gillian van Muyden

STAFF: Nicholas Hendricks (818) 374-5046

4. [APCNV-2006-9435-ZC-F-BL](#)

Related Case: TT-67292-CN

CEQA: ENV-2006-9432-MND

Plan: Sun Valley-La Tuna Canyon

Council District: 6

Expiration Date: 08/06/09

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

PUBLIC HEARING REQUIRED

Project Location: 11834 West Roscoe Boulevard

PROPOSED PROJECT:

A **Zone Change** request from R1-1 to RD3-1 to allow construction, use and maintenance of 20 affordable detached single family condominium units, wall height variance to 6 feet in lieu of 42 inches in front yard setback, and 20-foot building line removal.

REQUESTED ACTION:

1. Pursuant to Section 12.32-F of the Los Angeles Municipal Code, a Zone Change from R1-1 to RD3-1.
2. Pursuant to Section 12.24-X,7 of the Los Angeles Municipal code a wall height variance in front yard setback.
3. Pursuant to Section 12.32-R for the removal of a 20-foot building line.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adoption of the proposed Mitigated Negative Declaration No. ENV-2006-9432-MND and associated findings.

RECOMMENDED ACTIONS:

1. **Deny** the Zone Change from R1-1 to RD3-1.
2. **Approve** pursuant to Section 12.32 of the Los Angeles Municipal Code, a zone change from R1-1 to (T)(Q)RD3-1 zone.
3. **Approve** pursuant to Section 12.24-X,7 of the Los Angeles Municipal Code, a wall height variance of 6 feet in lieu of 42 inches in the required front yard.
4. **Approve** pursuant to Section 12.32-R of the Los Angeles Municipal Code, building line removal and recommend to the City Council adoption of an ordinance to effect the change of zone, subject to the attached conditions of approval.
5. **Recommend** that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative or "Q" Qualified classification are specified in Section 12.32-G of the Los Angeles Municipal Code. 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. **Approve** and recommend that the City Council adopt Mitigated Negative Declaration No. ENV-2006-9432-MND.
7. **Adopt** the attached findings.
8. Advise the applicant the 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 and necessary fees to cover the cost of such monitoring.
9. 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.

APPLICANT: Jim Brewer

Representative: Rhonda Lieberman,
Wagner-Kerr Associates, Inc.

STAFF: Sterling Barnes (213) 978-1359

5. [APCNV-2007-3675-ZC](#)

CEQA: ENV-2006-9449-MND

Plan: Northridge

Council District: 12

Expiration Date: 08/06/09

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

PUBLIC HEARING REQUIRED

Project Location: 18335 West Chase Street

PROPOSED PROJECT:

Twelve condominium units on lot 1 facing Malden Street and a single family home on lot 2 facing Chase Street.

REQUESTED ACTION:

A **Zone Change** incident to tract map pursuant to section 12.32 of the Los Angeles Municipal Code from R1-1 to R3-1 for lot 1 facing Malden Street with lot 2 facing Chase Street to remain zoned R1-1.

RECOMMENDED ACTIONS:

1. **Deny** the zone change request as filed.
2. **Approve** and recommend that the City Council adopt the ordinance to effect the change of a zone, incident to subdivision, from the existing R1-1 to (T)(Q)R3-1, as set forth in Section 12.32 of the Los Angeles Municipal Code, subject to the attached conditions.
3. **Recommend** the applicant be advised the time limits for effectuation of a zone in a "T" Tentative or "Q" Qualified classification are specified in Section 12.32-G of the Los Angeles Municipal Code. Conditions must be satisfied prior to the issuance of building permits and that the Tentative classification be removed in the manner indicated on the attached pages.
4. **Approve** and recommend that the City Council adopt Mitigated Negative Declaration No. ENV-2006-9449-MND.
5. **Adopt** the attached Zone Change Findings.
6. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City will monitor or require evidence that any 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.

APPLICANT: Sharam Ahrony

Representative: George Bromberg

STAFF: Marc Woerschling (213) 978-1396

6. **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 20, 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.