

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, APRIL 15, 2010
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

Rhonda 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. 3, 4, 5, and 6.

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 on 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 agenda items should submit them to the Commission office, 200 North Spring Street, Room 272, 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 N. Main Street, Los Angeles, California, and are accessible through the internet World Wide Web at <http://www.lacity.org/pln/index.htm>.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

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 – California 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. Advanced Calendar

B. Commission Requests

C. Approval of Minutes: February 4, 2010

3. **APCNV-2006-4413-ZC-SM**

Incidental Case: TT-63631

CEQA: ENV-2006-3473-MND

Plan: Chatsworth-Porter Ranch

Location: 10947 N Canoga Avenue

Council District: 12

Expiration Date: 4/15/10

Appeal Status: Zone Change is further appealable to City Council by applicant if disapproved

PUBLIC HEARING HELD ON NOVEMBER 16, 2006

Proposed Project: In conjunction with a requested five-lot single-family subdivision, the added construction of four single family dwelling units on a 2.18 net acre site with an existing dwelling (Note: Vesting Tentative Tract No. 63631 was filed for residential purposes and had a separate hearing before the Advisory Agency on November 16, 2006.)

Requested Actions:

1. A Zone Change, pursuant to Section 12.32 F of the Municipal Code, from A2-1 (Agricultural zone) to RA-1-K (Suburban zone).
2. A Slight Modification, pursuant to Section 12.28 of the Municipal Code, to allow four residential lots to have less than the minimum 17,500 sq. ft. lot area required by the RA zone.
3. Adopt the Mitigated Negative Declaration, ENV-2006-3473-MND, for the above project.

APPLICANT: Hamir Sinha

Representative: Jack Little

Recommended Actions:

1. **Approve** and **recommend** that the City Council approve the Zone Change from A2-1 (Agriculture zone) to (T)(Q)RA-1-K (Suburban zone) with attached Conditions of Approval.
2. **Disapprove** Slight Modification to allow four residential lots to have less than the minimum 17,500 sq. ft. lot area required by the RA zone.
3. **Adopt** Mitigated Negative Declaration ENV-2006-3473-MND.
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.

Staff: Rony Giron (818) 374-9907

4. **APCNV-2007-5387-ZC**

Incidental Case: AA-2007-5220-PMLA

Location: 17891 W. Ridgeway Road

Council District: 12

CEQA: ENV-2007-5388-MND

Expiration Date: 4/15/10

Plan: Granada Hills-Knollwood

Appeal Status: Zone Change is further appealable to City Council by applicant if disapproved

PUBLIC HEARING HELD ON MARCH 5, 2009

Proposed Project: A Zone Change incidental to a four-lot Parcel Map; no plans for new home construction have been submitted.

Requested Actions:

1. A Zone Change, pursuant to Section 12.32 of the Municipal Code, from A-1-K (Agricultural Zone; minimum 5 acre lot; Equine-Keeping District) to (T)(Q)RE40-1-K (Residential Estate Zone; minimum 40,000 square foot lot; Equine-Keeping District).
2. Adopt the environmental clearance Mitigated Negative Declaration ENV-2007-5388-MND.

APPLICANT: Jose Luis and Marie E. Quilez

Representative: Elizabeth Fonvergue / JSA

Recommended Actions:

1. **Approve** and **recommend** that the City Council approve the Zone Change from A-1-K to (T)(Q)RE40-1-K for the subject property, with the attached Conditions of Approval.
2. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2007-5388-MND with the attached modified mitigated measures.
3. **Adopt** the attached Findings.
4. **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: Milena Zasadzien (818) 374-5054

5. **ZA-2008-3719-CUB-CU-1A**

CEQA: ENV-2008-3720-MND

Location: 9454 Corbin Avenue

Council District: 12

Plan: Chatsworth

Expiration Date: 5/2/10

Appeal Status: Not further appealable

PUBLIC HEARING

Requested Actions:

An appeal of the Zoning Administrator's decision **1)** pursuant to Los Angeles Municipal Code Section 12.24-W,1, for the approval of a Conditional Use Permit authorizing the sale and dispensing of beer and wine only for off-site consumption, in conjunction with rebuilding of an existing service station and 2,900 square-foot convenience store, new fuel canopies of 675 and 1,475 square feet, respectively, on an approximately 22,415 square-foot site in the C4-1 Zone; and **2)** pursuant to Los Angeles Municipal Code Sections 12.24-W,27, for the approval of a Conditional Use Permit authorizing deviation in the hours of operation, required landscaped buffer, and fifty percent transparent windows for ground floor fronting adjacent streets, as required by LAMC Section 12.22-A,23, the Commercial Corner Development requirements, and the adopted environmental clearance Mitigated Negative Declaration ENV-2008-3720-MND.

APPLICANT: Celso Martinez, BP West Coast Products, LLC
Representative: Lance Crow, BOE Architects

APPELLANT: Bahman Kianmahd, BP West Coast Products, LLC
Representative: Bob Superneau

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision **1)** for the approval of a Conditional Use Permit authorizing the sale and dispensing of beer and wine only for off-site consumption, in conjunction with rebuilding of an existing service station and 2,900 square-foot convenience store, new fuel canopies of 675 and 1,475 square feet, respectively, on an approximately 22,415 square-foot site in the C4-1 Zone; and **2)** for the approval of a Conditional Use Permit authorizing deviation in the hours of operation, required landscaped buffer, and fifty percent transparent windows for ground floor fronting adjacent streets, from the Commercial Corner Development requirements.
3. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2008-3720-MND.

Staff: Nick Brown (818) 374-5069

6. ZA-2009-3619-ZV-1A

CEQA: State Clearinghouse Number:
200901093, Bureau of
Sanitation MND

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

Location: 11950 Lopez Canyon Road

Council District: 7

Expiration Date: 4/24/10

Appeal Status: Further appealable if
Variance is approved to City Council

PUBLIC HEARING

Requested Actions:

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 a truck driver training academy in the OS-1XL Zone, and the adopted environmental clearance Bureau of Sanitation Mitigated Negative Declaration, State Clearinghouse Number 2009011093.

APPLICANT: Khalil M. Gharios, Bureau of Sanitation, City of Los Angeles
Representative: Robert B. Lamishaw, JPL Zoning Services, Inc.

APPELLANT: Marlene Rader, Community Alliance for Open Space
Representative: Daniel Wright of the Silverstein Law Firm

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the approval of a Variance granting the establishment, use and maintenance of a truck driver training academy in the OS-1XL Zone.
3. **Adopt** the environmental clearance Bureau of Sanitation Mitigated Negative Declaration, State Clearinghouse Number 200011093.

Staff: Linn Wyatt (818) 374-9914

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 6, 2010** 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 APCnorthvalley@lacity.org.