

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, MAY 20, 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 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. 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: April 15, 2010

3. **APCNV-1999-2872-ZC-SUB**

Incidental Case: TT-52964

CEQA: ENV-2004-6167-MND-REC1

Plan: Sylmar

Location: 13455 Bradley Avenue

Council District: 7

Expiration Date: 5/20/10 extended

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

PUBLIC HEARING HELD ON SEPTEMBER 17, 2009

Proposed Project: A 5-lot single-family subdivision on a 1.78 acre lot (77,709 sq. ft.) zoned A2-1-K and designated Very Low I and Very Low II density residential in the Sylmar Community Plan.

Requested Actions:

A Zone Change, incident to subdivision, from A2-1-K to (T)(Q)RE11-1-K for lots 1, 2, and 3 and (T)(Q)RA-1-K for lots 4 and 5.

APPLICANT: Bradley Avenue Investors
Representative: Fisher Associates, Inc.

Requested Actions:

1. **Approve** the Zone Change as filed.
2. **Approve and recommend** that the City Council adopt the Ordinance to effect the Change of Zone from the existing A2-1-K to (T)(Q)RE11-1-K for lots 1, 2, and 3 and (T)(Q)RA-1-K for lots 4 and 5, as set forth in Section 12.32 of the Municipal Code, subject to the attached Conditions.
3. **Recommend** that 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 LAMC. 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 ENV-2004-6167-MND-REC1.
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.

Staff: Sevana Mailian (818) 374-5061

4. [APCNV-2008-3203-ZC-ZV](#)

Incidental Case: AA-2008-3182-PMLA-SL

CEQA: ENV-2008-3204-MND

Plan: Chatsworth-Porter Ranch

Location: 8322 N. Lurline Avenue

Council District: 12

Expiration Date: 5/20/10

Appeal Status: Zone Variance is further appealable if approved; Zone Change is further appealable by applicant if disapproved.

PUBLIC HEARING HELD ON SEPTEMBER 17, 2009

Proposed Project: Construction of two new single-family dwelling units, two-stories high, with two-car garages, to be built on each of the newly subdivided parcels, with the existing one-story single-family dwelling to remain (with a new two-car garage), on a 13,680 square-foot site.

[Note: A public hearing was held concurrently for a small-lot Parcel Map No. AA-2008-3182-PMLA-SL, and an approval letter to subdivide the property into three lots was issued January 2, 2010]

Requested Actions:

1. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from RA-1 to (T)(Q)RD3-
2. Pursuant to Section 12.27 of the Municipal Code, a Zone Variance to permit three single-family homes on a RA-1 lot for the purpose of an "early start construction" prior to the recordation of the Parcel Map and the effectuation of the Zone change.
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration ENV-2008-3204-MND.

APPLICANT: Karig McCloskey / Westcon Engineering, Inc.

Recommended Action:

1. **Approve and recommend** that the city council approve the Zone Change from RA-1 to (T)(Q)RD3-1 for the subject property, with the attached Conditions of Approval.
2. **Disapprove** the Zone Variance to permit three single-family homes on an RA-1 lot for the purpose of an "early start construction".
3. **Adopt** the attached Findings
4. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2008-3204-MND.
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: Milena Zasadzien (818) 374-5054

5. [APCNV-2006-1347-ZC](#)

Incidental Case: AA-2006-1333-PMLA

CEQA: ENV-2006-1334-MND

Plan: Chatsworth-Porter Ranch

Location: 10701 & 10801 N. Oakdale Avenue

Council District: 12

Expiration Date: 5/20/10

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

PUBLIC HEARING HELD ON SEPTEMBER 20, 2007

Proposed Project: The construction of four single-family dwelling units, each on a 2-acre minimum site area in conjunction with a requested four-lot single-family subdivision.

Note: AA-2006-1333-PMLA was filed for residential purposes and had a separate hearing before the Advisory Agency on September 20, 2007

Requested Actions:

1. Pursuant to Section 12.32 F of the Municipal Code, a **Zone Change** from A1-1 (Agricultural Zone) to A2-1 (Agricultural Zone).
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt environmental clearance Mitigated Negative Declaration, ENV-2006-1344-MND , for the above project.

APPLICANT: Favinder S. Grewal
Representative: William Reno

Requested Actions:

1. **Approve** and **recommend** that the City Council approve the **Zone Change** from A1-1 (Agriculture Zone) to (T)(Q)A2-1 (Agricultural Zone) with attached Conditions of Approval.
2. **Adopt** environmental clearance Mitigated Negative Declaration ENV-2006-1334-MND.
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: Rony Giron (818) 374-9907

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, June 3, 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.