

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

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 5, 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

Fely C. Pingol, Commission Executive Assistant
(213) 978-130; 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 AND 4.

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 900152, 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

3. ZA-2009-2114-ZV-ZAA-1A

CEQA: ENV-2009-2115-MND

Plan: Mission Hills-Panorama City-
North Hills

Location: 15256-15260 W. Devonshire St.

Council District: 7

Expiration Date: 7/1/10 extended

Appeal Status: Zone Variance is further
appealable if approved to City Council

Continued from 07/01/20

PUBLIC HEARING

Requested Action:

An appeal of the Zoning Administrator's decision **1)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, for the denial of a Zone Variance to permit the conversion of an existing two-car garage into a dwelling unit and an existing accessory building into a dwelling unit, in addition to the two total dwelling units otherwise permitted by Section 12.07.1-A,4 of the Los Angeles Municipal Code, and to permit four uncovered parking spaces in lieu of the four covered parking spaces otherwise required by Section 12.21-A,4(a) of the Los Angeles Municipal Code in conjunction with the continued use and maintenance of two existing dwelling units in one building on a 16,344 square-foot lot in the RS-1 Zone; and, **2)** pursuant to Los Angeles Municipal Code Section 12.28, for the dismissal of a Zoning Administrator's Adjustment to permit a 0-foot rear yard in lieu of the 20-foot rear yard otherwise required by Section 12.07.1-C,3 of the Los Angeles Municipal Code for the conversion of the existing two-car garage into a dwelling unit on the lot, as the requested conversion of the garage has been denied, and denial of the environmental clearance Mitigated Negative Declaration ENV-2009-2115-MND.

APPLICANT: Bilgai Diaz

Representative: Ben Manesh, BMI Associates, Inc.

APPELLANT: Marie Carlson

Recommended Action:

1. **Deny** the appeal.

2. **Sustain** the Zoning Administrator's decision **1)** for the denial of a Zone Variance to permit the conversion of an existing two-car garage into a dwelling unit and an existing accessory building into a dwelling unit, in addition to the two total dwelling units otherwise permitted by Section 12.07.1-A,4 of the Los Angeles Municipal Code, and to permit four uncovered parking spaces in lieu of the four

- covered parking spaces otherwise required by Section 12.21-A,4(a) of the Los Angeles Municipal Code in conjunction with the continued use and maintenance of two existing dwelling units in one building on a 16,344 square-foot lot in the RS-1 Zone; and, **2)** for the dismissal of a Zoning Administrator's Adjustment to permit a 0-foot rear yard in lieu of the 20-foot rear yard otherwise required by Section 12.07.1-C,3 of the Los Angeles Municipal Code for the conversion of the existing two-car garage into a dwelling unit on the lot, as the requested conversion of the garage has been denied.
3. **Adopt** the Findings.
 4. **Consider** the environmental clearance Mitigated Negative Declaration ENV-2009-2115-MND.

Staff: Linn Wyatt (213) 978-1306

4. **DIR-2010-897-SPP-1A**

CEQA: ENV-2010-898-CE

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

Location: 7937 Foothill Blvd.

Council District: 2

Expiration Date: 8/10/10

Appeal Status: Not further appealable

PUBLIC HEARING

Proposed project: A Project Permit Compliance Review for a change of use to the sale of propane appliances, and patio equipment within an existing 908 square-foot one-story building served by twelve parking spaces, the installation of a 1,150-gallon horizontal propane tank with screening provided by a 4-foot 6-inch high wall, a new wrought-iron fence and landscaping along the south and east portions of the property, and resurfacing of an existing pole sign on a 14,622 square-foot lot.

Requested Actions:

An appeal of the Director of Planning's Conditional Approval of Project Permit Compliance pursuant to Section 11.5.7. of the L.A.M.C.

APPLICANT: Harry Aeazarian/Trans Gas Propane, Inc.
Representative: Steve Mahan/Trans Gas Propane, Inc.

APPELLANT: Abby Diamond/Sunland Tujunga Alliance, Inc.

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the entire Determination of the Director of Planning, including Findings and the environmental clearance Categorical Exemption ENV-2010-898-CE.
3. **Clarify** the volume of the propane tank to be 1,099-gallon, not 1,150-gallon.
4. **Clarify** that the final landscape plan submitted to the Planning Department should contain native and drought-tolerant plant species.

Staff: Milena Zasadzien (818) 374-5054

5. **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 19, 2010** at the **Marvin Braude Constituent Service Center**
6262 Van Nuys Boulevard
Van Nuys, CA 91401

An Equal Employment Opportunity/Affirmative Action employer

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.