

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

**NORTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, DECEMBER 2, 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 NO. 3.**

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 agendized 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 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 90<sup>th</sup> 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-2010-1497-ZAA-1A**

**CEQA:** ENV-2010-1498-CE

**Plan:** Northridge

**Location:** 16825 Gledhill Street

**Council District:** 12

**Expiration Date:** 12/02/10

**Appeal Status:** Not further appealable  
to City Council

**PUBLIC HEARING**

**Requested Action:**

An [appeal of the Zoning Administrator's decision](#), pursuant to Los Angeles Municipal Code Section 12.28, for the approval of a Zoning Administrator's Adjustment from Section 12.22-C,20(f)(3) to permit an over-in-height block wall and hedge with a height of 8 feet in lieu of the 10 feet originally requested, and in lieu of the permitted 6 feet, within the rear yard setback area of a single-family dwelling, and finding the environmental clearance Categorical Exemption ENV-2010-1498-CE.

**APPLICANT:** Steven Naltsas  
Representative: Rocky Wiles

**APPELLANT:** Eugene and Alma Camerini

**Recommended Action:**

1. **Deny** the appeal;
2. **Sustain the [Zoning Administrator's decision](#)** for the approval of a request for a Zoning Administrator's Adjustment to permit an over-in-height block wall and hedge with a height of 8 feet in lieu of the 10 feet originally requested, and in lieu of the permitted 6 feet, within the rear yard setback area of a single-family dwelling, and
3. **Find** the environmental clearance Categorical Exemption ENV-2010-1498-CE.
4. **Adopt** the attached Findings.

**Staff:** Linn Wyatt (213) 978-1306

4. [APCNV-2010-2208-ZC-ZAA](#)  
Related Case: AA-2010-2209-PMEX

**CEQA:** ENV-2010-2210-ND

**Plan:** Chatsworth-Porter Ranch

**Location:** 11431-11443-West Osborne Place  
**Council District:** 7  
**Expiration Date:** 12/27/10  
**Appeal Status:** Further appealable to  
City Council

PUBLIC HEARING COMPLETED NOVEMBER 16, 2010

**Proposed Project:**

Pursuant to Sections 12.32-C and 12.28-A of the Los Angeles Municipal Code, a Zone Change from RA-1 to R1-1 in conjunction with a Lot Line Adjustment (separate case) to reconfigure 6 non-conforming lots into four conforming lots. The project also involves a Zoning Administrators Adjustment on Lot 1 for reduced lot width of 45 feet in lieu of 50 feet. An existing single-family home will remain on Lot 1.

**Requested Action:**

1. Pursuant to Section 12.32-C of the Los Angeles Municipal Code, a **Zone Change** from the RA-1 Zone to the R1-1 Zone.
2. Pursuant to Section 12.28-A of the Los Angeles Municipal Code, an **Adjustment** to permit a reduced lot width of 45 feet in lieu of 50 feet on Lot 1.
3. Pursuant to Section 21082.1(c) of the California Public Resources Code, **Adopt** Negative Declaration No. ENV-2010-2210-ND.

**APPLICANT:** HAD Mortgage Fund, LLC  
Representative: Fisher & Associates

**Recommended Action:**

1. **Approve** and **recommend** that the City Council adopt a **Zone Change** from the RA-1 Zone to the R1-1 Zone subject to attached conditions of approval.
2. **Approve** an **Adjustment** to permit a reduced lot width of 45 feet in lieu of 50 feet on Lot 1.
3. **Adopt** Negative Declaration, ENV-2010-2210-ND.
4. **Recommend** that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified classification are specified in Section 12.32.G of the L.A.M.C. 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.
5. **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 may be required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

**Staff:** Nicholas Hendricks, (818) 374-5046

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, December 16, 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](mailto:APCnorthvalley@lacity.org).