

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

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 21, 2011
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
Vacant, 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.

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. **APCNV-2009-3544-ZC**

Incidental Case: AA-2009-3547-PMLA
Related Case: AA-2009-3419-PMEX

Council District: 12

Expiration Date: 04/21/11

Plan: Chatsworth-Porter Ranch

CEQA: ENV-2009-3546-MND

Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED FEBRUARY 24, 2011

Location: 8543 Lurline Avenue

Proposed project: Request for a Zone Change from RA-1 to (T)(Q)R1-1 and a Preliminary Parcel Map to create two single-family parcels from a 20,745 square-foot lot, with the existing single-family home to remain on Parcel A. No new construction is proposed.

[Note: A public hearing was held concurrently for Parcel Map No. AA-2009-3547-PMLA, and an approval letter to subdivide the property into two lots was issued March 3, 2011]

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **adopt** the Mitigated Negative Declaration, ENV-2009-3546-MND, for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from RA-1 (Suburban Zone) to (T)(Q)R1-1 (One-Family Zone).

APPLICANT: Ron E. Many

Representative: Ronald Cargill, Cargill Planning

Recommended Action:

1. **Adopt** the Mitigated Negative Declaration, ENV-2009-3546-MND.
2. **Approve** and **recommend** that the City Council **approve** the **Zone Change** from RA-1 to (T)(Q)R1-1 for the subject property, with the Conditions of Approval.
3. **Adopt** the 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

4. [APCNV-2010-1637-ZC-ZAA](#)
Incidental Case: VTT-71151-SL

CEQA: ENV-2010-1636-MND

Council District: 7

Expiration Date: 04/21/11

Plan: Mission Hills-Panorama City-North Hills

Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED JANUARY 27, 2011

Location: 8350 Kester Avenue

Proposed project: Construction of five new detached single-family dwelling units, each two-stories high with a two-car garage, and all to share a common driveway. The project additionally requests a 10-foot high wall within the side and rear yard setbacks and for a 6-foot high wall within the front yard setback. The project is located on a 25,200 square-foot site.

[Note: a public hearing was held concurrently for Parcel Map No. VTT-71151-SL, and an approval letter to subdivide the property into five lots was issued February 16, 2011.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **adopt** the Mitigated Negative Declaration ENV-2010-1636-MND, for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from RA-1 (Suburban Zone) to (T)(Q)RD5-1 (Restricted Density Multiple Dwelling Zone).
3. Pursuant to Section 12.28 of the Municipal Code, a **Zoning Administrator's Adjustment** to allow an over-in-height wall of 10-feet in lieu of the 8-feet permitted in the side and rear yard setback, and to allow an over-in-height wall of 6-feet in lieu of the 3 ½ feet permitted in the front yard setback.

APPLICANT: Vinnie Ruggieri

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

Recommended Action:

1. **Adopt** the Mitigated Negative Declaration ENV-2010-1636-MND.
2. **Approve** and **recommend** that the City Council approve the **Zone Change** from RA-1 to (T)(Q)RD5-1 for the subject property, with the Conditions of Approval.
3. **Approve** the **Zoning Administrator's Adjustment** to allow an over-in-height wall of 10-feet in lieu of the 8-feet permitted in the side and rear yard setback and to allow an over-in-height wall of 6-feet in lieu of the 3 ½ feet permitted in the front yard setback, with the Conditions of Approval.
4. **Adopt** the Findings.
5. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21082.6, 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. 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 5, 2011** 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 Planning Commission Office at (213) 978-1300 or by e-mail at APCnorthvalley@lacity.org.