

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

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 2, 2011, 4:30 P.M.
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 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 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 the minutes from May 19, 2011.

3. **DIR-2011-478-SPP-1A**

CEQA: ENV-2011-479-CE

Council District: 2

Expiration Date: 6/6/11

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

Appeal Status: Not further appealable

CONTINUED FROM MAY 5, 2011

Location: 6737 Foothill Boulevard

Proposed project: A Project Permit Compliance Review for the Foothill Boulevard Corridor Specific Plan for a new 128 square-foot one-story recycling center, with two portable 128 square-foot recycling containers to be located to the rear, to be used in conjunction with an existing gas station with grocery market, on a 21,998 square-foot lot.

Requested Action:

An appeal of the Director of Planning's Conditional Approval of Project Permit Compliance for the Foothill Boulevard Corridor Specific Plan pursuant to Section 11.5.7. of the L.A.M.C.

APPLICANT: Sarmen Barsegian / Arttech

APPELLANT: Sunland Tujunga Alliance, Inc. / Abby Diamond

Recommended Action:

1. **Grant** the appeal **in part** by requiring the following additional condition:
The applicant shall submit a parking plan to the Department of Transportation for review and approval of the parking and circulation on-site.; and
2. **Sustain** the Determination of the Director of Planning, including Findings and environmental clearance, ENV-2011-479-CE.

Staff: Milena Zasadzien (818) 374-5054

4. [APCNV-2006-8841-ZC](#)

Incidental Case: TT-66027

Council District: 12

Expiration Date: 6/2/11

CEQA: ENV-2006-8842-MND-REC2

Plan: Granada Hills - Knollwood

Appeal Status: Further appealable to City Council if disapproved

PUBLIC HEARING HELD ON FEBRUARY 26, 2007

Location: 11840 - 11900 Highwater Road

Proposed project: Construction of five new single-family dwelling units, with the existing single-family dwelling, pool, and shed to be removed. The project is located on a 315,493 square-foot site.

Note: A public hearing was held separately for Tract 66027, and an approval letter to subdivide the property into five lots was issued December 15, 2010.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration, ENV-2006-8842-MND-REC2, for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from A1-1-K (Agricultural Zone, Equine-Keeping District) to (T)(Q)RE40-1-K (Residential Estate Zone, Equine-Keeping District).

APPLICANT: Rajesh Chawla

Representative: Veronica Granovsky, GM Engineering

Recommended Action:

1. **Adopt** the Mitigated Negative Declaration ENV-2006-8842-MND-REC2.
2. **Approve** and **recommend** that the City Council approve the **Zone Change** from A1-1-K to (T)(Q)RE40-1-K for the subject property, with the Conditions of Approval.
3. **Adopt** the Findings.

Staff: Milena Zasadzien (818) 374-5054

5. [APCNV-2011-0178-ZC](#)

Related Case: APCNV-2001-2602-ZC-BL-HD

Council District: 6

Expiration Date: 7/3/11

CEQA: ENV-2011-179-ND

Plan: Sun Valley - La Tuna Canyon

Appeal Status: Further appealable to City Council if Zone Change is disapproved

PUBLIC HEARING HELD ON APRIL 19, 2011

Location: 12411 Sheldon Avenue

Proposed project: The Zone Change request is associated with the proposed development of an 18,120 square foot lot. The development would result in a single story, 9,500 square foot commercial structure with surface parking lot containing 21 parking spaces located on the corner of Rincon and Sheldon Streets.

Requested Action:

Pursuant to Section 12.32-F of the Los Angeles Municipal Code, a Zone Change from the RA-1 Zone to the (T)(Q)C2-1 Zone.

APPLICANT: 10118 SF Ventures, LLC., Shlomi Asiss
Representative: Rick Pardo, Pardo Land Use Consulting, Inc.

Recommended Action:

1. **Deny** a Zone Change from the RA-1 Zone to the (T)(Q)C2-1 Zone
2. **Approve** and **recommend** that the City Council adopt a **Zone Change** from the RA-1 Zone to the (T)(Q)C1.5-1 Zone subject to the attached Conditions of Approval.
3. **Adopt** Negative Declaration, ENV-2011-0179-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: Nick Hendricks (818) 374-5046

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 16, 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.