

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

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 1, 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
Oshin Harootonian, 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 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 August 4, 2011.

3. **APCNV-2006-8668-ZC-ZV**

CEQA: ENV-2006-4195-MND-REC1

Council District: 12

Expiration Date: 9/03/11

Plan: Chatsworth-Porter Ranch

Appeal Status: Zone Change is appealable by applicant if denied, and appealable by aggrieved parties.

PUBLIC HEARING HELD ON July 18, 2011

Location: 20817 West Chase Street

Proposed Project: Demolition of an existing single family structure, garage and accessory structure for the construction of four detached residential condominium units. The condominium units would be two-stories in height with attached garages. The proposed project is located on a 20,000 square foot lot currently classified in the RA-1 zone. [Note: A Parcel Map for condominium purposes has yet to be filed and will require a separate hearing, with notice, before the Advisory Agency at a later date.] In order to accommodate the project as proposed the applicant requests approval of the following actions at this time.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2006-4195-MND-REC1) for the above referenced project;
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from RA-1 (Suburban Zone) to RD6-1 (Restricted Density Multiple Dwelling Zone); and
3. Pursuant to Section 12.27 of the Municipal Code a **Variance** to allow a reduced lot area of 4,000 square feet for a fourth unit in-lieu of the 6,000 square feet of lot area required for each unit in the proposed RD6-1 Zone.

APPLICANT: Kenneth T. Natao

Representative: Leo Esparza; Jess Esparza & Associates

Recommended Action:

1. **Disapprove** the requested **Zone Change** from RA-1 (Suburban Zone) to RD6-1 (Restricted Density Multiple Dwelling Zone) for the subject property.
2. **Approve** the recommended **Zone Change** from RA-1 (Suburban Zone) to (T)(Q)R1-1 (Single Dwelling Zone) for the subject property, with the attached conditions of approval.
3. **Disapprove** the **Variance** to allow a reduced lot area of 4,000 square feet for a fourth unit in-lieu of the 6,000 square feet of lot area required for each unit in the proposed RD6-1 Zone.
4. **Adopt** the Reconsidered Mitigated Negative Declaration No. ENV-2006-4195-MND-REC1.
5. **Adopt** the attached Findings.
6. **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: Frank Quon (818) 374-5036

4. [APCNV-2008-2705-ZC-ZAA](#)
CEQA: ENV-2008-2532-MND

Council District: 12
Expiration Date: 11/24/11
Plan: Granada Hills-Knollwood
Appeal Status: Zone Change is appealable by applicant if denied, and appealable by aggrieved parties

PUBLIC HEARING HELD ON July 11, 2011

Location: 11582 North Longacre Avenue

Proposed Project: No construction is proposed at this time. The proposed project is a zone change to facilitate the subdivision of a 237,798 square foot single-family horse-keeping lot into five (5) single-family horse-keeping lots. [Note Tentative Tract-66810 for a five lot subdivision was approved with conditions by the Advisory Agency on September 8, 2010.] In order to accommodate the project as designed, the applicant requests approval of the actions listed below.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2008-2532-MND) for the above referenced project;
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from A1-1-O-K (Agriculture Zone) to RE-40 (Residential Estate Zone); and
3. Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** to the area requirements of Section 12.07.01 C.4 to permit a lot width reduction to mid-point of 70 feet in lieu of the 80 feet required for Lot 4.

APPLICANT: Diana Rose Vigil
Representative: Project Engineering Group; Alexander Zaretskiy

Recommended Action:

1. **Approve** the **Zone Change** from A1-1-O-K (Agriculture Zone) to (T)(Q)RE-40 (Residential Estate Zone) for the subject property, with the attached conditions of approval.
2. **Receive and File** the **Adjustment** to the area requirements of Section 12.07.01 C.4 to permit a lot width reduction to mid-point of 70 feet in lieu of the 80 feet required for Lot 4.
3. **Adopt** the Mitigated Negative Declaration No. ENV-2008-2532-MND.
4. **Adopt** the attached Findings.
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: Frank Quon (818) 374-5036

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, September 15, 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.