

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

**NORTH VALLEY AREA PLANNING COMMISSION  
THURSDAY, APRIL 03, 2008, 4:30 P.M.  
MARVIN BRAUDE CONSTITUENT SERVICE CENTER  
6262 VAN NUYS BOULEVARD, FIRST FLOOR  
VAN NUYS, CA 91401**

Victor Sampson, President  
J. Richard Leyner, Vice President  
Richard L. Corona, Commissioner  
Juan Rodriguez, Commissioner  
Vacant, Commissioner

Fely C. Pingol, 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 NOS. 4 and 6:

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 of 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 532, Los Angeles, CA 90012, 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 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>.

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 - Calif. Environmental Quality Act  
EIR - Environmental Impact Report

ND - Negative Declaration  
MND - Mitigated Negative Declaration  
CE - Categorical Exemption

1. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of February 07, 2008

3. **APCNV-2007-3727-ZC-CUB-CU-ZAA-SPP**

**CEQA:** ENV-2007-3728-MND  
**Plan:** Sunland-Tujunga-Lake View-  
Terrace-Shadow Hills-East-La  
Tuna Canyon

**Council District:** 2  
**Location:** 9671 N. Sunland Boulevard  
**Expiration Date:** 04/12/08  
**Appeal Status:** Further appealable to  
City Council by Applicant

PUBLIC HEARING COMPLETED FEBRUARY 25, 2008

**ZONE CHANGE**, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), from [Q]CR-1VL-K (Limited Commercial Zone) to C1-1VL-K (Limited Commercial Zone).

**CONDITIONAL USE**, pursuant to Section 12.24.W. 1 of the LAMC, for the off-site sale of a full line of alcoholic beverages.

**CONDITIONAL USE**, pursuant to Section 12.24.W27 of the LAMC, for a Commercial Corner Development requirement under LAMC Section 12.22.A23(a)(3) requiring exterior windows and doors on the ground floor of non-residential uses that front adjacent streets shall consist of at least 50% transparent windows.

**TRANSITIONAL HEIGHT DETERMINATION**, pursuant to Section 12.22.X.22 of the LAMC, to permit a portion of a building located within zero to 49 feet of an RA-1K zoned lot to have a height of 30 feet in lieu of a maximum height of 25 feet as is otherwise permitted.

**PROJECT PERMIT COMPLIANCE DETERMINATION**, pursuant to Section 11.5.7.C of the LAMC, with the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan.

**PROJECT:** Construction of a new approximately 7,700 square-foot commercial building, two-stories high approximately 30 feet) consisting of a ground floor retail market and second floor office uses and providing 22 surface parking spaces. The project is proposed to be located on a vacant 18,500 square foot corner lot that is currently classified in the [Q]CR-1VL-K Zone and is also located within the boundaries of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan.

**APPLICANT:** Mr. and Mrs. Sam Hourany  
  
Mr. Peter Elias, Quality Mapping Service  
Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE TO (T)(Q)C1-1VL-K OVER THE ENTIRE LOT; APPROVAL OF CONDITIONAL USE FOR THE OFF-SITE SALE OF FULL LINE OF ALCOHOLIC BEVERAGES, AND COMMERCIAL CORNER DEVELOPMENT, SUBJECT TO CONDITIONS OF APPROVAL; AND APPROVAL OF TRANSITIONAL HEIGHT DETERMINATION AND PROJECT PERMIT COMPLIANCE AS FILED.  
Thomas L. Glick (818) 374-5062

**4. TENTATIVE TRACT NO. 60461-1A**

Related Cases: APCNV-2004-2884-ZC  
ZA-2007-0495-ZV-ZAA-SPP

**CEQA:** ENV-2004-2834-MND  
**Plan:** Sunland-Lake View Terrace-  
Shadow Hills-East La Tuna Canyon

**Council District:** 2  
**Location:** 11130 N. Oro Vista Avenue  
**Expiration Date:** 02/03/08 ext.  
**Appeal Status:** Further appealable to  
City Council

***Continued from 01/17/08 and 03/06/08***

PUBLIC HEARING

**AN APPEAL**, from the entire decision of the Advisory Agency in approving Tentative Tract No. 60461 for a maximum 18-lot single-family subdivision on 4.76 acre site.

**APPLICANT:** Arthur R. Aslanian, Pineview Homes, LLC

**APPELLANT:** Elaine Brown

STAFF RECOMMENDED DENIAL OF APPEAL.  
Garland Cheng (213) 978-1324

5. [APCNV-2004-2884-ZC](#)

Related Cases: TT-60461  
ZA-2007-0495-ZV-ZAA-SPP

**CEQA:** ENV-2004-2839-MND  
**Plan:** Sunland-Lake View Terrace-  
Shadow Hills-East La Tuna Canyon

**Council District:** 2  
**Location:** 11130 N. Oro Vista Avenue  
**Expiration Date:** 02/03/08 ext.  
**Appeal Status:** Further appealable to  
City Council

*Continued from 03/06/08*

PUBLIC HEARING COMPLETED MAY 17, 2007

**ZONE CHANGE**, pursuant to Section 12.32-F of the Los Angeles Municipal Code, from RA-1 to R1 for a maximum 18-lot single-family subdivision on 4.76 acre site. Seventeen lots are located in the area bounded by the requested zone change.

APPLICANT: Arthur R. Aslanian

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)RS-1 SUBJECT TO CONDITIONS OF APPROVAL; ADOPT MITIGATED NEGATIVE DECLARATION NO. ENV-2004-2839; AND ADOPT FINDINGS.  
Garland Cheng (213) 978-1324

6. [ZA-2007-0495-ZV-ZAA-SPP-1A](#)

Related Cases: TT-60461  
APCNV-2004-2884-ZC

**CEQA:** ENV-2004-2834-MND  
**Plan:** Sunland-Lake View Terrace-  
Shadow Hills-East La Tuna Canyon

**Council District:** 2  
**Location:** 11130 N. Oro Vista Avenue  
**Expiration Date:** 02/03/08 ext.  
**Appeal Status:** Not further appealable to  
City Council

PUBLIC HEARING

**AN APPEAL**, from the Zoning Administrator's denial of: **1)** Pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, a **variance** from Section 12.07-C,4, to permit three lots with a minimum lot area of 7,500 square-feet in-lieu-of 17,500 square-feet per lot in the RA-1 Zone; **2)** Pursuant to Los Angeles Municipal Code Section 12.28, **adjustments a)** from Section 12.07-C, 4 to permit a reduced lot width of 60 feet in-lieu-of the 70 feet required; **b)** from Section 12.07-C, 2 to permit a reduced side yard setback of 5 feet in-lieu-of the 10 feet required; and **c)** from Section 12.07-C, 3 to permit a reduced rear yard setback of 20 feet in-lieu-of 25% of the lot depth required.

APPLICANT: Arthur R. Aslanian

APPELLANT: Arthur R. Aslanian

STAFF RECOMMENDED DENIAL OF APPEAL.  
Garland Cheng (213) 978-1324

7. [APCNAV-2007-5880-ZC](#)  
Related Case: VTT-69477

<b>CEQA:</b> ENV-2007-5875-MND	<b>Council District:</b> 12
<b>Plan:</b> Chatsworth-Porter Ranch	<b>Location:</b> 8555 N. Lurline Avenue
	<b>Expiration Date:</b> 04/21/08
	<b>Appeal Status:</b> Further appealable to City Council by Applicant

PUBLIC HEARING COMPLETED MARCH 04, 2008

**ZONE CHANGE**, pursuant to Section 12.32 of the Municipal Code, from RA-1 (Suburban Zone) to R1-1 (One Family Zone).

**PROJECT:** The demolition of two dwellings for the construction, use, and maintenance of an eight-lot single-family subdivision on a 1.09 net acres (47,315 net square feet) site after required dedication.

APPLICANT: Shawn Evenhaim, Tuscana Homes Corporation  
Jody Wood, Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE, INCIDENT TO SUBDIVISION, TO (T)(Q)R!-1, SUBJECT TO CONDITIONS OF APPROVAL.  
Sarah Rigamat (213) 978-1382

8. [APCNAV-2007-1568-ZC](#)  
Related Case: TT-67473

<b>CEQA:</b> ENV-2007-1551-MND	<b>Council District:</b> 7
<b>Plan:</b> Sylmar	<b>Location:</b> 13978-13984 Foothill Boulevard
	<b>Expiration Date:</b> 04/21/08
	<b>Appeal Status:</b> Further appealable to City Council by Applicant

PUBLIC HEARING COMPLETED FEBRUARY 07, 2008

**ZONE CHANGE**, pursuant to Section 12.32 of the Municipal Code, from RA-1 (Suburban Zone) to (T)(Q)R3-1 (Medium Density Multiple Dwelling Zone).

**PROJECT:** Construction of 25 residential condominium units, approximately 39 feet high, providing 50 resident and 6 guest parking spaces for a total of 56 on-site parking spaces on an approximately 35,880 square foot parcel. The existing 9 dwelling units will be demolished.

APPLICANT: Foothills Villa, LLC.

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE, TO (T)(Q)R3-1, SUBJECT TO CONDITIONS OF APPROVAL.  
Madhu Kumar (213) 978-1162

**9. 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, April 17, 2008** 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 Planning [APCnorthvalley@lacity.org](mailto:APCnorthvalley@lacity.org).