

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JUNE 05, 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
Veronica Padilla, Commissioner
Juan Rodriguez, 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 NO. 4:

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

3. **APCNV-2007-0267-ZC-ZAA**

Related Case: TT-68553

CEQA: ENV-2007-0262-MND

Plan: Sylmar

Council District: 7

Location: 14154, 14166, and 14172
Hubbard Street

Expiration Date: N/A

Appeal Status Zone change further
appealable to City
Council

PUBLIC HEARING COMPLETED DECEMBER 03, 2007

ZONE CHANGE, pursuant to Section 12.32-F of the Los Angeles Municipal Code, from R1-1 (One Family Zone) and RD2-1 (Restricted Density Multiple Dwelling Zone, one unit per 2,000 square feet of lot area) to RD1.5-1 (Restricted Density Multiple Dwelling Zone, one unit per 1,500 square feet of lot area).

ADJUSTMENTS, pursuant to Section 12.28 of the Los Angeles Municipal Code, from the following:

- a) Section 12.09.1.B.1 to permit a reduced front yard varying in depth from 12 to 7½ feet in lieu of providing a minimum 15-foot front yard as is otherwise required in the proposed RD1.5 Zone;
- b) Section 12.09.1.B.3 to permit a zero foot rear yard in lieu of the minimum 15 foot rear yard that is otherwise required along the interior City of Los Angeles and City of San Fernando city boundary and zoning line;

- c) Section 12.21.C2(a) to permit a 10-foot separation between main buildings on the same lot in lieu of the otherwise required 20 foot separation;
- d) To permit a 2½ foot encroachment into the 32 foot Building Line setback along Hubbard Street (adjoining 14172 Hubbard Street) established by Ordinance 117,919.

PROJECT: Demolition of three existing single family dwellings and construction of a 33 unit residential condominium project arranged in multiple detached buildings 3-stories high with 66 resident parking spaces to be provided in 2-car garages and 21 surface parking spaces for guests for a total of 87 parking spaces. The proposed project is located on an approximately 101,935 square foot site of which a portion (44,985 square feet gross; 38,400 square feet net) is located within the City of Los Angeles and a portion (56,948 square feet) is located within the City of San Fernando. The project, as proposed, consists of 24 condominium units located on the City of Los Angeles portion of the site, and nine single family buildings located on the City of San Fernando portion of the site. The applicant's requested action pertains only to the portion of the project located within the City of Los Angeles.

[Note: Vesting Tentative Tract No. 68553 for condominium purposes was heard by the City of Los Angeles Advisory Agency on April 17, 2007 and is currently being held under advisement.]

APPLICANT: Mr. Rodney Mollen
 RM Realty Corporation

Mr. Greg Jackson, Representative
 Rosenheim and Associates

STAFF RECOMMENDES APPROVAL OF ZONE CHANGE TO (T)(Q)RD2-1 SUBJECT TO CONDITIONS OF APPROVAL; ADOPT ADJUSTMENTS AS REQUESTED; ADOPT FINDINGS; AND ADOPT MITIGATED NEGATIVE DECLARATION NO. ENV-2007-0262-MND.
 Thomas L. Glick (818) 374-5062

4. TT-68783-1A
 Related Case: APCNV-2007-1683-ZC

CEQA: ENV-2007-1523-MND
Plan: Sylmar

Council District: 7
Location: 12980 No. Gladstone Avenue
Expiration Date: N/A
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL from the entire decision of the Advisory Agency in approving Tentative Tract No. 68783 for a maximum of 4 single-family lots.

APPLICANT: Henry Avalos

APPELLANT: Michael G. Artega

STAFF RECOMMENDS DENIAL OF APPEAL.
Joey Vasquez (213) 978-1352

5. **APCNV-2007-1683-ZC**

Related Case: TT-68783

CEQA: ENV-2007-1523-MND

Plan: Sylmar

Council District: 7

Location: 12980 No.Gladstone Avenue

Expiration Date: N/A

Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED MARCH 20, 2008

ZONE CHANGE, pursuant to Section 12.32-F of the Los Angeles Municipal Code, incident to a tentative tract map, from A1-1 and RS-1 to R1-1 for a maximum 4-lot single-family subdivision on a 1.11 net acre site.

APPLICANT: Henry Avalos

STAFF RECOMMENDS DENIAL OF APPEAL.
Joey Vasquez (213) 978-1352

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 19, 2008** 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 Commission Executive Assistant at (213) 978-1300 or by e-mail at Planning APCnorthvalley@lacity.org.