

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JULY 1, 2004, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

George Stavaris, President
Sandor L. Winger, Vice President
David Honda, Commissioner
Dr. John Lett, Sr., Commissioner
Tony Torres, Commissioner

Sheldred Alexander, Commission Executive Assistant
(213) 978-1294; 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. 5 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.

The time in which a party may seek judicial review of this determination is governed by the California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City, pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision became final.

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. CPC 2001-1330-CDO

CEQA: ND-1996-0266

Plan: Mission Hills-Panorama City-
North Hills

Council District: 6 and 7:

Plan Land Uses: Regional Commercial, Community
Commercial, Limited Manufacturing, and Light
Manufacturing

Zones: Various

Public Hearing completed June 8, 2002

Panorama City Center Streetscape Plan provides design guidelines for both public and private improvement projects within the public right-of-way. This plan covers all public right-of-ways along Van Nuys Boulevard between Parthenia Street on the north and the Amtrak/Metrolink Station on the south.

STAFF RECOMMENDS: REVIEW AND COMMENT

Tom Rath (818) 374-5045

APPLICANT: City of Los Angeles

4. CPC 2003-10-CDO

CEQA: ND-2003-11

Plan: Arleta-Pacoima

Council District: 6 and 7

Plan Land Uses: Limited Commercial,
Neighborhood Commercial, Highway Oriented
Commercial, Limited Manufacturing, and Light
Manufacturing

Public Hearing completed June 15, 2004

Pacoima Streetscape Plan provides guidelines and standards for both public and private improvement projects within the public right-of-way. This plan covers all public right-of-ways along Van Nuys Boulevard between the I-5 Golden State Freeway on the south to Foothill Boulevard on the north, and along San Fernando Road between Paxton and Osborne Streets.

STAFF RECOMMENDS: REVIEW AND COMMENT

Richard Platkin (818) 756-9196

APPLICANT: City of Los Angeles

5. **APCNV 2003-7143-ZC**
CEQA: ENV-2003-7144-MND
Plan: Sylmar
Council District: 7
Location: 12600 No. San Fernando Road
Expiration Date: N/A
Appeal Status:Appealable if disapproved

Public Hearing completed March18, 2004

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, incident to Tentative Tract 60275, from R1-1 to (T)(Q)RD3-1; for a proposed subdivision for a maximum new 28 unit detached condominium project on a 2.04 net acre lot.

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE TO (T)(Q)RD3-1
Pat Brown (213) 978-1326

APPLICANT: Spiegel Development
6. **TENTATIVE TRACT MAP NO. 60410-1A**
ENV-2003-5945-MND
Plan: Sunland-Lakeview Terrace-
Shadow Hills-East La Tuna Canyon
Council District: 2
Location:10604 & 10562 Hillhaven Ave.
Expiration Date: 7-2-04
Appeal Status: See Below

PUBLIC HEARING

AN APPEAL from the entire decision by the Advisory Agency in approving Tentative Tract No. 60410, for 3 single-family lots.

APPLICANT: Sahab Sanjar
APPELLANT: Same

STAFF RECOMMENDS DENIAL OF APPEAL.
Emily Gabel-Luddy (213) 978-1327

Note: The Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.
7. **TENTATIVE TRACT NO. 54423-1A**
ENV-2003-4421-MND
Plan: Northridge
Council District: 12
Location:11219 Wilbur Avenue
Expiration Date: 7-3-04
Appeal Status: See Below

PUBLIC HEARING

AN APPEAL from the entire decision by the Advisory Agency in approving Tentative Tract No. 54423, for a 6-unit detached condominium.

APPLICANT: Logan Investments
APPELLANT: Phillip M. Brooks

STAFF RECOMMENDS DENIAL OF APPEAL.
Emily Gabel-Luddy (213) 978-1327

Note: The Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.

8. 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, July 15, 2004**
at the **Marvin Braude Constituent Center**
6262 Van Nuys Blvd.
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) 978-1294.