

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, AUGUST 19, 2004, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

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

Fely C. Pingol, Commission Executive Assistant
(213) 978-1295; 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. 6, 7, 8, AND 9.

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

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

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

3. **APCNV 2004-1671(ZC)**

CEQA: ENV 2004-1672-MND
Plan: Sun Valley-La Tuna Canyon

Council District: 2
Location: 9330 N. Sunland Blvd.
Expiration Date: 08/21/04
Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED JULY 09, 2004

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 (Suburban Zone) to RD3-1 (Restricted Density Multiple Dwelling Zone) for the construction of 6 residential condominium units, two-stories, 25 feet, 6 inches in height, with 18 parking spaces for the residents and 2 guest parking spaces for a total of 20 parking spaces on a 19,801 square foot lot.

APPLICANT: George Potter, George Potter and Associates

STAFF RECOMMENDS APPROVAL.
Madhu Kumar (818) 374-5062

4. **APCNV 2004-0434(ZC)(ZAA)(SM)**
(Related Case: AA 2004-0433(PMLA))

CEQA: ENV 2004-0435-MND
Plan: Mission Hills-Panorama City

Council District: 7

Location: 14920 West Lassen Street

Expiration Date: 08/22/04

Appeal Status: Further appealable
to City Council; Zoning Administrator
Adjustment not further appealable

PUBLIC HEARING COMPLETED JUNE 03, 2004.

ZONE CHANGE, pursuant to Los Angeles Municipal Code Section 12.32, from
RA-1 to (T)(Q))RS-1;

ZONING ADMINISTRATOR'S ADJUSTMENT, pursuant to Los Angeles Municipal
Code Section 12.07.1.C. 4 to permit reduced lot widths of 50 feet for two parcels;

SLIGHT MODIFICATION, incident to subdivision from the provisions of
Section 12.07.1.C.4 of the Municipal Code, to allow reduced lot areas of 7,300
square-feet in lieu of 7,500 square feet for Parcels "A", "B", and "C", as set forth in
Section 12.28 B of the Municipal Code.

APPLICANT: David Diaz, Owner
Rothman Engineering, Representative

STAFF RECOMMENDS APPROVAL.
Lynn Harper (213) 978-1349

5. **APCNV 2003-8391(ZC)**
(Related Case: Tentative Tract No. 60170)

CEQA: ENV 2003-8392-MND
Plan: Mission Hills-Panorama City

Council District: 7

Location: 9763 N. Vesper Ave. & 9768 N.
Cedros Ave.

Expiration Date: N/A

Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED JUNE 17, 2004

ZONE CHANGE, incident to subdivision, pursuant to Section 12.32 of the Municipal
Code from RS-1 to (T)(Q)RD-6 Zone for the proposed subdivision for a maximum of
a new 9 single-family detached condominiums plus 2 density bonus units on Lot No.
1 on 1.45 net acre.

APPLICANT: Matias Meza

STAFF RECOMMENDS APPROVAL.
Pat Brown (213) 978-1326

6. **TENTATIVE TRACT NO. 60170**
(Related Case: APCNV 2003-8391(ZC))

CEQA: ENV 2003-8392-MND
Plan: Mission Hills-Panorama City-
North Hills

Council District: 7
Location: 9763 N. Vesper Ave. & 9768 N.
Cedros Ave.
Expiration Date: N/A
Appeal Status: Further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from all of the decision by the Advisory Agency in approving TT-60170 for a 2-lot subdivision with an 11-unit condominium on Lot 1 (9-units plus 2 density bonus units) and a single-family dwelling on Lot 2.

APPLICANT: Matias Meza

APPELLANT: Silvio Delgado

STAFF RECOMMENDS DENIAL OF APPEAL.
Fernando Tovar (213) 978-1358

7. **ZA 2004-0423(ZAA)-1A**

CEQA: ENV 2004-0424-CE
Plan: Sunland-Tujunga-Lake View
Terrace-Shadow Hills-East
La Tuna Canyon

Council District: 2
Location: 9661 Wentworth Street
Expiration Date: 08/22/04
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's approval pursuant to to Los Angeles Municipal Code Section 12.28 of an adjustment from Section 12.06-C,2 of the Los Angeles Municipal Code to permit the construction, use and maintenance of a two-story single-family dwelling and detached garage on a lot with an area of 23,073 square feet in lieu of the minimum 2 acres and a lot width of 75 feet in lieu of the 150 feet required in the A2-1 Zone.

APPLICANT: Steve Kier

APPELLANT: Robert Dale

STAFF RECOMMENDS DENIAL OF APPEAL.
Gary Booher (213) 978-1308

8. **ZA 2003-6721(CU)-1A**

CEQA: ENV 2003-6722-CE
Plan: Granada Hills-Knollwood

Council District: 12
Location: 12401 North Zelzah Avenue
Expiration Date: 09/12/04
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's approval pursuant to Los Angeles Municipal Code Section 12.24-W,49 of a Conditional Use Permit to permit the installation, use and maintenance of an unmanned wireless telecommunications facility.

APPLICANT: Sandra Jacobs, Cingular Wireless
Justin Robinson, MMI Titan, Representative

APPELLANT: Michael Ragosta, Bridlewood Community Howeowners" Association

STAFF RECOMMENDS DENIAL OF APPEAL.
David Kabashima (213) 978-1387

9. **ZA 2003-8988(CU)-1A**

CEQA: ENV 2003-8989-CE
Plan: Mission Hills-Panorama City
Sepulveda

Council District: 6
Location: 8155 N. Van Nuys Blvd.
Expiration Date: 06/29/04 ext.
Appeal Status: Not further appealable to City Council

Continued from 06/17/04 and 07/15/04

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's denial pursuant to Los Angeles Municipal Code Section 12.24-W,49 of a Conditional Use Permit to permit the continued use and maintenance of an unmanned wireless telecommunications facility on the roof of a 13-story commercial building.

APPLICANT: Adelphia Communications

APPELLANT: Adelphia Communications

STAFF RECOMMENDS DENIAL OF APPEAL.
Jon Perica (213) 978-1306

10. **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 02, 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) 978-1295.