

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, SEPTEMBER 02, 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 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.

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

C. Consideration of Inclusion Housing Presentation given on July 15, 2004
(Continued from 08/19/04)

Contact: Jane Blumenfeld (213) 978-1372

3. APCNV 2004-1004(ZC)

CEQA: ENV 2004-1005-MND

Council District: 7

Plan: Mission Hills-Panorama City-
North Hills

Location: 8442 North Kester Avenue

Expiration Date: 09/04/04

Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED JULY 23, 2004

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 to RD5-1 for the construction of one detached dwelling unit on a site with an existing dwelling unit to be retained. A 350 square-foot addition is also proposed to the existing dwelling unit. The site has approximately 13,200 square-feet of area.

APPLICANT: Eduardo Rivera, Rivera Associates

STAFF RECOMMENDS APPROVAL.

Robert Z. Duenas (818) 374-5036

4. **APCNV 2003-7569(ZC)**
(Related Cases: Tentative Tract 60138)

CEQA: ENV 2003-7570-MND
Plan: Sylmar

Council District: 7
Location: 15702 W. Larkspur Street
Expiration Date: N/A
Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED APRIL 01, 2004

ZONE CHANGE, pursuant to Los Angeles Municipal Code Section 12.32, from RA-1 to R1-1 for a proposed subdivision for a maximum of a 6-lot subdivision on a 0.74 net acre lot.

APPLICANT: Vinh Q. Tran/CAL Land Engineering Inc.

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

5. **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 ext.
Appeal Status: Not further appealable
to City Council

Continued from 08/19/04

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's approval pursuant 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

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, September 16, 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.