

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, OCTOBER 21, 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. 3, and 7.

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. **TENTATIVE TRACT NO. 53884-1A**

CEQA: ENV 2003-2242-MND

Plan: Sunland-Tujunga-Lake View Terrace-
Shadow Hills-East La Tuna Canyon

Council District: 2

Location: 10309 Wheatland Ave.

Expiration: N/A

Appeal Status: Further appealable to
City Council.

PUBLIC HEARING

TWO APPEALS: One, from the entire decision of the Advisory Agency in approving TT 53884; the second, from part of the decision of the Advisory Agency in approving TT 53884 for a 14-lot subdivision.

APPLICANT: Andrew Nowacsek

APPLICANTS: 1) Paul Edelman
2) Sonny & Deenie Sardo

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

NOTE: The Planning Commission's action on these appeals 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.

4. **APCNV 2003-4602(ZC)(ZAD-F)(ZAA)**
(Related Case No. Tentative Tract 54428)
CEQA: ENV 2003-4603-MND **Council District:** 7
Plan: Sylmar **Location:** 12700 & 12710 N. Bradley Avenue
 Expiration Date: N/A
 Appeal Status: Further appealable
 to City Council

Continued from 10/07/04

PUBLIC HEARING COMPLETED DECEMBER 18, 2003

ZONE CHANGE, incident to subdivision, pursuant to Section 12.32 of the Municipal Code, from (T)(Q)RD3-1 and R1-1 to (T)(Q)RD3-1; and

ZONING ADMINISTRATOR'S DETERMINATION, pursuant to Section 12.24 X 7 of the Municipal Code to permit a 6-foot in height wall/fence in the front yard in lieu of the required 3.5-foot limit in the RD3 Zone; and

ZONING ADMINISTRATOR'S ADJUSTMENTS, pursuant to Section 12.28 of the Municipal Code to permit a reduced space between buildings of 8-feet in lieu of the required 10-feet; to allow a side yard setback to 8'-6" feet in lieu of the required 10-feet for Dwelling Units 6 & 8; and to permit a front yard setback to 13-feet in lieu of the required 15-feet for Dwelling Units 1 & 13, for the proposed subdivision of a 1-lot for a new 13-unit detached single-family condominium on a 2.03 net acre.

APPLICANT: Daniel Monteon/Spiegel Development, Inc./
Montage Development

STAFF RECOMMENDS APPROVAL OF (T)(Q)RD3-1 AND APPROVAL OF THE ZONING ADMINISTRATOR'S DETERMINATION AND ZONING ADMINISTRATOR'S ADJUSTMENTS, SUBJECT TO CONDITIONS.
Pat Brown (213) 978-1326

5. **APCNV 2004-1354(ZC)**
CEQA: ENV 2004-1355-MND **Council District:** 12
Plan: Chatsworth-Porter Ranch **Location:** 22115 Roscoe Boulevard
 Expiration Date: 10/07/04
 Appeal Status: Further appealable
 to City Council

Continued from 10/07/04

PUBLIC HEARING COMPLETED AUGUST 13, 2004

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, from P-1 (Automobile Parking Zone) to C1.5-1 (Limited Commercial Zone) for the installation of an oxygen tank facility, to be located at the northeast corner of the subject property. The equipment includes a 16-foot high (3,000 gallon) oxygen storage tank, an 11-foot, 3-inch high (600 gallon) reserve liquid oxygen storage tank, and three vaporizer units, 7 feet, 7 inches high, all to be enclosed by a combination 6-foot high concrete block wall and chain-link fence.

APPLICANT: David Nowaczyk, E. H. Butland Development Corp.

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

6. **APCNV 2004-2407(ZC) &
ZA 2004-2511(SM)**

CEQA: ENV 2004-2412-MND
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 20806 Community Street
Expiration Date: 10/07/04
Appeal Status: Further appealable
to City Council

Continued from 10/07/04

PUBLIC HEARING COMPLETED AUGUST 13, 2004

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, from RA-1 (Suburban Zone) to R1-1 (One-Family Zone). A Tentative Tract Map No. 61151 has also been filed; and

SLIGHT MODIFICATION, pursuant to Section 12.28 of the Municipal Code, from the following:

- a. Section 12.08 C 4 to allow a lot area of 4,821 square feet for proposed Lot No. 1 and 4,869 square feet for proposed Lot Nos. 2 through 8 of Tentative Tract No. 61151 in lieu of the minimum lot area of 5,000 square feet required in the requested R1 Zone; and
- b. Section 12.08 C1 to allow an 18-foot front yard in lieu of the minimum 20 feet required in the requested R1 Zone;

To create 8 single-family residential lots for future construction of 8 new single-family dwellings with 2-car garages on an approximately 38,902 square foot lot.

APPLICANT: Shawn Evenhaim

STAFF RECOMMENDS APPROVAL.

Madhu Kumar (818) 374-5062

7. **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

***Continued from 06/17/04, 07/15/04, to City Council
08/19/04 and 10/07/04***

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

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, November 4, 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.