

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JANUARY 20, 2005, 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. 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

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

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

3. **APCNV 2004-4902(ZC)**

CEQA: ENV 2004-4903-MND
Plan: Northridge

Council District: 12

Location: 8800 Tampa Avenue

Expiration Date: 01/26/05

Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED DECEMBER 17, 2004

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from (Q)M2-1VL (Light Industrial Zone) to (Q)M2-1VL (Light Industrial Zone) for the proposed modification to the existing Q Qualified Conditions to permit an additional 3,300 square feet floor area for restaurant use and to allow drive-through and take-out service.

Project is for construction of a 3,220 square foot fast food/drive-through restaurant, one story, 26 feet high with 102 seats (70 inside and 32 outside), with 33 parking spaces, on an approximately 36,677 square foot lot.

APPLICANT: 88 Tampa LLC, & Cen-Century LLC, Kathy Kuper

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM (Q)M2-1VL to (T)(Q)M2-1VL SUBJECT TO MODIFIED CONDITIONS.

Madhu Kumar (213) 978-1197

4. **APCNV 2004-4573(ZC)**

CEQA: ENV 2004-4574-MND

Council District: 7

Plan: Mission Hills-Panorama City-
North Hills

Location: 15510 Chatsworth Street

Expiration Date: 01/26/05

Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED DECEMBER 17, 2004

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RS-1 (Suburban Zone) to R3-1 (Multiple Dwelling Zone) for the addition of 3 apartment units behind an existing single family dwelling, two-stories, 30 feet in height, with 8 garage parking spaces, on a 7,200 square foot lot.

APPLICANT: Joseph Neuah

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RS-1 to
(T)(Q)R3-1.
Madhu Kumar (213) 978-1197

5. **APCNV 2004-0281(ZC)**

(Related Case: Tentative Tract 60908)

CEQA: ENV 2004-0282-MND

Council District: 7

Plan: Mission Hills-Panorama City-
North Hills

Location: 9146-9148 Noble Avenue

Expiration Date: N/A

Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED JULY 15, 2004

ZONE CHANGE, incident to subdivision, pursuant to Section 12.32 of the Municipal Code, from RA-1 to RD3-1 for a proposed subdivision for a maximum 12 detached residential condominium units with 30 parking spaces on a 0.86 net acre lot.

APPLICANT: Gilia Sabet, Owner
Harvey Goodman, Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO RD3-1.
Heather Dalmont (213) 978-1351.

6. **ZA 2002-4166(ZV)-1A**

CEQA: ENV 2002-4167-CE
Plan: Sun Valley`

Council District: 2
Location: 10459 Tuxford
Expiration Date: N/A
Appeal Status: Further appealable
to City Council if granted

PUBLIC HEARING

AN APPEAL, from Condition No. 7(b)., staff/volunteer hours, of the Zoning Administrator's approval, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27B, of a **Variance** from Sections 12.07.1-A and 12.05-A to permit the continued use and maintenance of a one-story dwelling and attached garage as an office for retail sales, research library, museum, seed storage, and a meeting room associated with the Theodore Payne Foundation for Wild Flowers and Native Plants.

APPLICANT: Theodore Payne Foundation
Orest Dolyniuk, Novak Associates, Representative

APPELLANT: Nancy Ward, with and for other named adjacent property owners

STAFF RECOMMENDS DENIAL OF APPEAL.
R. Nicolas (213) 978-1314

7. **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, February 03, 2005**

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.