

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, MARCH 17, 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) 978-1294; 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 NOS. 7 AND 8.

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. Planning Director Hiring Survey and Public Comment

3. APCNV 2004-2430(ZC)

CEQA: ENV 2004-2431-MND

Council District: 7

Plan: Mission Hills-Panorama City-
North Hills

Location: 8715 Tobias Avenue

Expiration Date: 01/08/05 ext.

Appeal Status: Further appealable
to City Council

Continued from 01/06/05

PUBLIC HEARING COMPLETED NOVEMBER 22, 2004

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1(Suburban Zone) to R3-1 (Multiple Dwelling Zone) for the construction of 28 apartment units, (22 by-right and 6 density bonus units), including 12 market-rate and 16 “set-aside” affordable units, 3 stories, 44 feet, 3 inches high, with 38 at-grade parking spaces, on an approximately 17,995 square foot parcel.

APPLICANT: Ahmad Heydar

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 (SUBURBAN ZONE) AND R3-1 (MULTIPLE DWELLING ZONE), TO (T)(Q)R3-1 SUBJECT TO CONDITIONS OF APPROVAL.

Patricia Diefenderfer (213) 978-1478

4. **APCNV 2004-1591(ZC)**
Related Case: Tentative Tract 60910

CEQA: ENV 2004-1573-MND
Plan: Sylmar

Council District: 7
Location: 12642 N. Ralston
Expiration Date: N/A
Appeal Status: Further appealable to City Council.

PUBLIC HEARING COMPLETED OCTOBER 7, 2004

ZONE CHANGE, incident to subdivision, pursuant to Section 12.32 of the Municipal Code from the existing R1-1 to (T)(Q)RD3-1 for a proposed subdivision for a maximum 7 unit condominium on an approximate 21,920 square foot lot.

APPLICANT: Ariel Preminger

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM R1-1 TO
(T)(Q) RD3-1 SUBJECT TO THE CONDITIONS OF APPROVAL.
Patricia Brown (213) 978-1326

5. **APCNV 2004-5552(ZC)**

CEQA: ENV 2004-5553-MND
Plan: Sylmar

Council District: 7
Location: 13159 Wheeler Avenue and
13140 Gladstone Avenue
Expiration Date: 03/26/05
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED FEBRUARY 11, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from A1-1 (Agricultural Zone) to A1-1-K (Agriculture Zone) to R1-1 (One-Family Dwelling Zone) and R1-1-K (One-Family Dwelling Zone) for the development of 39 single family dwellings on 39 proposed single family lots, with one and two story homes, on 7.19 acres of vacant land. (Note: A Vesting Tentative Tract Map 60872 has been filed for subdivision purposes, and will require a separate action by the Advisory Agency.

APPLICANT: Joe Koehler, The Olson Company

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM A-1 AND A1-1-K
TO (T)(Q)R1-1 SUBJECT TO CONDITIONS OF APPROVAL
Madhu Kumar (213) 978-1197.

6. **APCNV 2004-5547(ZC)**

CEQA: ENV 2004-5548-MND
Plan: Sylmar

Council District: 7
Location: 13232 Wheeler Avenue
Expiration Date: 03/26/05
Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED FEBRUARY 11, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from A1-1 (Agriculture Zone) to R1-1 (One-Family Dwelling Zone) for the development of 8 single family dwellings on 8 proposed single family lots, with one and two story homes, on 1.39 net acres of vacant land. (Note: A Vesting Tentative Tract Map 60871 has been filed for subdivision purposes and will require a separate public hearing by the Advisory Agency).

APPLICANT: Joe Koehler, The Olson Company

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM A1 TO
(T)(Q)R1-1 SUBJECT TO CONDITIONS OF APPROVAL.
Madhu Kumar (213) 978-1197.

7. **ZA 2002-5937(ZV)(PA1)-1A**

CEQA: ENV 2004-6551-CE
Plan: Sylmar

Council District: 7
Location: 12864 San Fernando Road
Expiration Date: 03/15/05
Appeal Status: Further appealable
to City Council, if granted

Continued from 02/17/05

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's approval, pursuant to Charter Section 562, Los Angeles Municipal Code Section 12.27-U, and Condition No. 10 of the Variance authorization under Case No. ZA-2002-5937-ZV, of a Plan Approval for the continuation for a five year period of the Variance to permit the use and maintenance of a 25,590 square-foot construction yard, medium industrial structures and gravel surfaced parking and vehicle maneuvering areas on a property zoned PF-1VL.

APPLICANT: Sarkis Karakouzian

APPELLANT: Bart Reed

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

8. **ZA 2004-4469(CUB)-1A**

CEQA: ENV 2004-4471-ND
Plan: Sun Valley-La Tuna Canyon

Council District: 6
Location: 11723 West Saticoy Street, Unit #D
Expiration Date: 03/29/05
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL from certain conditions of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,1, of a Conditional Use to permit the continued sale and dispensing of a full line of alcoholic beverages for off-site consumption, in conjunction with an existing neighborhood meat/grocery market in the C2-1VL Zone.

APPLICANT: Fadi Nono
Pauline Almond, Representative

APPELLANT: Tony Cardenas, Council District 6
Jim Dantona, Representative

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

9. **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, April 07, 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) 978-1294.