

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, AUGUST 04, 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 NO. 5 AND 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
CE - Categorical Exemption

1. **ELECTION OF OFFICERS**
2. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**
3. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

4. **APCNV 2005-1353(ZC)(BL)**

CEQA: ENV 2005-1320-MND
Plan: Arleta-Pacoima

Council District: 7
Location: 12368-12372 Osborne St.
Expiration Date: 08/04/5 .
Appeal Status: Further appealable to City Council by applicant

PUBLIC HEARING COMPLETED JUNE 17, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 (Suburban Zone) to RD1.5-1 (Restricted Density Multiple Dwelling Zone);

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Los Angeles Municipal Code, of a 35-foot building line established by Ordinance 109,262, on the east side of Osborne Street.

PROJECT: Demolition of a single family dwelling, garage, storage, and horse stalls and **construction of 19 townhouse style condominium units**, developed within two buildings, two-stories and 34 feet in height with attached 2-car garages for each dwelling unit plus 5 guest parking spaces for a total of 43 parking spaces on a 37,705 square foot lot.

Note: A separate case has been filed (Tentative Tract No. 62587) for subdivision purposes, which will require a separate public hearing before the Advisory Agency.

APPLICANT: Heberto Svidler, Archi Development Inc.

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)RD1.5-1 SUBJECT TO CONDITIONS OF APPROVAL AND APPROVAL OF BUILDING LINE REMOVAL AS FILED.

Madhu Kumar (213) 978-1169

5. **ZA 2004-6835(ZAA)-1A**

CEQA: ENV 2004-7364-MND

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

Council District: 2

Location: 6827 and 6831 West
Valmont Street

Expiration Date: 09/07/05

Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment from Section 12.09.1-B,4 of the Los Angeles Municipal Code to permit a reduced lot area of 1,440 square feet for a sixth unit in lieu of the required 2,000 square feet, in conjunction with the construction, use and maintenance of a condominium complex in the RD2 Zone

APPLICANT: Jilali E. Basri
Hayk Martirosian, Representative

APPELLANT: Jilali E. Basri
Hayk Martirosian, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
Anik Charron (213) 978-1307

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, August 18, 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.