

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, DECEMBER 15, 2005, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

*****CORRECTED AGENDA***
(Correction on Item No. 5)**

George Stavaris, President
David Honda, Vice President
Dr. John Lett, Sr., Commissioner
Victor Sampson, 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. 3 AND 5:

ursuant 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

3. **ZA 2003-8148(CUB)(PA1)-1A**

CEQA: ENV 2004-4799-MND
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 9110 Topanga Canyon
Boulevard
Expiration Date: 10/31/05 extended
to 12/15/05
Appeal Status: Not further
appealable to City Council

Continued from 10/06/05

PUBLIC HEARING

AN APPEAL from Condition Nos. 8 and 15 of the Zoning Administrator's determination, pursuant to Condition No. 7 of Case No. ZA 2003-8148(CUB), issued April 12, 2004, that the business operator has generally complied with 16 of the 18 Conditions of approval. Changes requested by the applicant are unwarranted to extant Condition Nos. 8 [extending alcohol sales by two hours from 10 p.m. to 12 midnight] and 15 [permitting refrigerated beer]. Condition Nos. 1 - 18 of the underlying determination are retained.

APPLICANT: Mamanne Gas & Mart, Inc.
Al Pratt, Representative

APPELLANT: Mamanne Gas & Mart, Inc.
Al Pratt, Representative

STAFF RECOMMENDS DENIAL OF APPEAL
Daniel Green (213) 978-1304

4. **APCNV 2003-7033(ZC)(BL)**
ZA 2003-7423(ZAA)

CEQA: ENV 2003-2227-MND
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 20535 Roscoe Boulevard
Expiration Date: 12/19/05
Appeal Status: Further appealable to City Council by Applicant.

PUBLIC HEARING COMPLETED MARCH 18, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 (Suburban Zone to RD3 (Restricted Density Multiple Dwelling Zones; and

Building Line Removal, pursuant to Section 12.32 R of the Municipal Code, of a 25-foot building line established by Ordinance No. 96,753 on the north side of Roscoe Boulevard;

ZONING ADMINISTRATOR ADJUSTMENT, pursuant to Section 12.28 of the Municipal Code, from Section 12.09.1 B2(b) to permit 0 to 5-foot side yards in lieu of the minimum 10 feet required.

PROJECT: **Demolition of a single family dwelling and construction of 2 detached single family condominiums on the northerly portion of the subject property fronting on Schoenborn Street and construction of a two-story, 26 feet high, 5-unit condominium building on the southerly portion fronting on Roscoe Boulevard, for a total of seven residential condominiums.** Each unit will have a 2-car garage and 2 guest parking spaces will be provided for a total of 16 parking spaces. Note: An additional application has been filed (Tentative Tract No. 53976) for condominium purposes, which will require a separate public hearing before the Advisory Agency.

APPLICANT: Igal Barak

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)RD3-1 SUBJECT TO CONDITIONS OF APPROVAL; APPROVAL OF BUILDING LINE; AND APPROVAL OF ZONING ADMINISTRATOR'S ADJUSTMENT AS FILED.
Madhu Kumar (213) 978-1169

5. **ZA 2002-2888(CU)(PA1)-1A**

CEQA: ENV 2005-6298-CE
Plan: Sunland-Tujunga-Lakeview Terrace-Shadow Hills

Council District: 2
Location: 8422 La Tuna Canyon Rd.
Expiration Date: 01/07/06
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-M, of a Plan Approval for plans for the addition of four new antennae and one equipment cabinet to an existing wireless telecommunications facility.

APPLICANT: Amy Julien, AT&T

APPELLANT: Richard and Katina Knapp

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, January 05, 2006** 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.