

Informacion en Español acerca de esta junta puede ser obtenida llamando al (213) 978-13000

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, AUGUST 17, 2006, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

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

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.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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. Minutes of July 20, 2006 and August 03, 2006 Meetings

3. **ZA-2005-4707-CUB-ZV-1A**

CEQA: ENV-2005-4708-MND

Plan: Sylmar

Council District: 7

Location: 13031 N. Glenoaks Blvd.

Expiration Date: 09/05/06

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-W,1, of a Conditional Use to permit the sale and dispensing of beer and wine only for on-site consumption, in conjunction with a proposed 2,400 square-foot restaurant.

APPLICANT: Jose Cortez
Elizabeth Weston, Representative

APPELLANT: Janice Takamoto and Kathleen Rose

STAFF RECOMMENDS DENIAL OF APPEAL.
R. Nicolas Brown (818) 374-5069

4. **APCNV-2004-2760-ZC**
Related Case: **Tentative Tract No. 61086**

CEQA: ENV-2004-2007-MND
Plan: Mission Hills-Panorama City

Council District: 7
Location: 8400 N. Columbus Avenue
Expiration Date: n/a
Appeal Status: Further appealable to City Council by Applicant

PUBLIC HEARING COMPLETED MARCH 17, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, incident to a Tentative Tract, from RS-1 to RD3-1 for a one-lot subdivision for the development of a 5-unit condominium on a 0.40 net acre lot.

APPLICANT: Tony Le

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RS-1 TO (T)(Q)RD3-1 SUBJECT TO CONDITIONS OF APPROVAL.
Simon Pastucha (213) 978-1326

5. **VESTING TENTATIVE TRACT NO. 62218-1A**

CEQA: ENV-2005-8563-MND
Plan: Sunland-Tujunga-Lakeview Terrace
Shadow Hills

Council District: 2
Location: 9166 Tujunga Canyon Boulevard
Expiration Date: 08/20/06
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, of the Advisory Agency's decision in approving the 25-unit condominium Project on a 1.9 net acre (82,946 net square feet) lot.

APPLICANT: Tujunga-BCG-JG-JG, LLC

APPELLANT: Amy Wohl, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
Jack Chiang (818) 374-5045

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, September 07, 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.