

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

**NORTH VALLEY AREA PLANNING COMMISSION
SPECIAL MEETING
THURSDAY, AUGUST 17, 2006
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

MEETING STARTS IMMEDIATELY AFTER THE REGULAR MEETING ADJOURNS

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:

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 agenda 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 agenda item 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. **APCNV-2006-0172-ZC**

CEQA: ENV-2006-0173-MND

Plan: Sylmar

Council District: 7

Location: 12818 N. Telfair Avenue

Expiration Date: n/a

Appeal Status: Further appealable to City Council by Applicant

PUBLIC HEARING COMPLETED JUNE 26, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 to [T][Q]R1-1.

PROJECT: No project is proposed at this time. The zone change is requested to permit the subdivision of a 27,221 square foot lot into a maximum of three (3) lots with a minimum lot size of 7,500 square feet each to allow for the development of a maximum of three (3) single family dwelling units.

Note: A preliminary Parcel Map No. AA-2006-4072-PMLA has been filed for subdivision purposes and will require a separate public notice and hearing before the Advisory Agency.

APPLICANT: O. Sandoval

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)R1-1 SUBJECT TO CONDITIONS OF APPROVAL.
Diana Lowrance (213) 978-1169.