

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

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 4, 2011, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

J. Richard Leyner, President
Victor Sampson, Vice President
Richard L. Corona, Commissioner
Oshin Harootonian, Commissioner
Veronica Padilla, Commissioner

**CORRECTED AGENDA:
ADDITION OF NEW COMMISSIONER**

Rhonda Ketay, Commission Executive Assistant
(213) 978-1300; 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 4.

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 on 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 272, Los Angeles, CA 900152, 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 N. Main Street, Los Angeles, California, and are accessible through the internet World Wide Web at <http://www.lacity.org/pln/index.htm>.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

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 – California Environmental Quality Act
EIR – Environmental Impact Report

ND – Negative Declaration
MND – Mitigated Negative Declaration
CE – Categorical Exemption

1. **DEPARTMENTAL REPORT**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the minutes from July 7, 2011.

D. Election of Officers

3. **ZA-2009-2925-ZAD-ZAA-1A**
CEQA: ENV-2009-2926-MND

Council District: 2
Expiration Date: 8/15/11
Plan: Sunland
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 6342, 6344, 6346 W. Sister Elsie Drive

Requested Action:

An appeal of the Zoning Administrator's decision **1)** pursuant to Los Angeles Municipal Code Section 12.24-X, 21, to dismiss a Zoning Administrator's Determination to permit the construction, use and maintenance of a 2,500 square-foot single-family dwelling on a lot fronting a Substandard Hillside Limited Street improved to a width of less than 20 feet adjacent to the subject property as required under Section 12.21-A,17(e)(2); **2)** pursuant to Los Angeles Municipal Code Section 12.24-X, 21, to approve a Zoning Administrator's Determination granting the construction, use and maintenance of a 2,500 square-foot single-family dwelling that does not have a vehicular access road from a street improved with a minimum 20-foot wide continuous paved roadway width from the driveway apron that provides access to the main dwelling to the boundary of the Hillside Area as required under Section 12.21-A,17(3) of the Code; and **3)** pursuant to Los Angeles Municipal Code Section 12.28, to approve a Zoning Administrator's Adjustment from Section 12.21-A,17(a) granting a 0-foot front yard setback in lieu of the required 5 feet, and from Section 12.21-A,17(b) to allow a reduced east side yard of 5 feet 8 inches in lieu of the required 12 feet; and sustain the Zoning Administrator's decision to adopt the action of the City in issuing environmental clearance ENV-2009-2926-MND.

APPLICANT: Ali Akbar Mahdi
Representative: Oscar Ensafi, Approved Plans Inc

APPELLANT: Paolina Milana

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision 1) to dismiss a Zoning Administrator's Determination to permit the construction, use and maintenance of a 2,500 square-foot single-family dwelling on a lot fronting a Substandard Hillside Limited Street improved to a width of less than 20 feet adjacent to the subject property; 2) to approve a Zoning Administrator's Determination granting the construction, use and maintenance of a 2,500 square-foot single-family dwelling that does not have a vehicular access road from a street improved with a minimum 20-foot wide continuous paved roadway width from the driveway apron that provides access to the main dwelling to the boundary of the Hillside Area; and 3) pursuant to Los Angeles Municipal Code Section 12.28, to approve Zoning Administrator's Adjustment from Section 12.21-A,17(a) granting a 0-foot front yard setback in lieu of the required 5 feet, and from Section 12.21-A,17(b) to allow a reduced east side yard of 5 feet 8 inches in lieu of the required 12 feet.
3. **Sustain** the Zoning Administrator's decision to adopt the action of the City in issuing environmental clearance Mitigated Negative Declaration ENV-2009-2926-MND.

Staff: R. Nick Brown (818) 374-5069

4. **ZA-1998-427-CUZ-PA1-1A**
CEQA: ENV-2010-2723-CE

Council District: 2
Expiration Date: 8/21/11
Plan: Sun Valley
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 11121 Pendleton Street

Requested Action:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-M, for the determination of the use authorized pursuant to Case No. ZA 98-0427(CUZ) is conducted with due regard for the character of the surrounding district and no additional corrective conditions are necessary for the protection of persons in the neighborhood or occupants of adjacent property, and an appeal of the Zoning Administrator's decision to adopt the action of the City in issuing a Notice of Exemption Article III, Section 3, City CEQA Guidelines, log reference ENV-2010-2723-CE for a Categorical Exemption, Class 1, Category 22.

APPLICANT: Chief Zoning Administrator, Office of Zoning Administration

APPELLANT: Athens Services
Representative: Kristen Montet Lonner, Burns & Bouchard

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the determination of the use authorized pursuant to Case No. ZA-1998-0427(CUZ) is conducted with due regard

for the character of the surrounding district and no additional corrective conditions are necessary for the protection of persons in the neighborhood or occupants of adjacent property.

3. **Sustain** the Zoning Administrator's decision to adopt the action of the City in issuing environmental clearance Categorical Exemption ENV-2010-2723-CE.

Staff: R. Nick Brown (818) 374-5069

5. 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, 2011** at the
Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard
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 Planning Commission Office at (213) 978-1300 or by e-mail at APCnorthvalley@lacity.org.