

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JUNE 17, 2004, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

George Stavaris, President
Sandor L. Winger, Vice President
David Honda, Commissioner
Dr. John Lett, Sr., Commissioner
Tony Torres, Commissioner

Sheldred Alexander, 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, 8 and 9: 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.

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- 2003-5502-CU-1A**

CEQA: ENV-2003-5503-MND
Plan: Mission Hills-Panorama City-
Sepulveda

Council District: 6
Location: 13606 West Roscoe Boulevard
Expiration Date: Extended
Appeal Status: Not further appealable

PUBLIC HEARING

Continued from 4-15-04

AN APPEAL from the entire determination of an Associate Zoning Administrator's denial pursuant to Los Angeles Municipal Code Section 12.24-W,27 of a conditional use permit for the construction, use and maintenance of a self-service car wash.

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

APPLICANT: Eddie Pinchasi
APPELLANT: Same

4. **VESTING TENTATIVE TRACT MAP NO. 53177**

EIR: 1988-0026(SP)(ZC)(PA)
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 11100 Mason Avenue
Appeal Status: See Below

Public Hearing completed 2-27-03

Continued from 6-3-04

AN APPEAL, from the entire decision by the Advisory Agency in approving the 40-lot subdivision with 3 private streets (B, C, and D Courts) on a 20.3 net acre site.

APPLICANT: Porter Ranch Development Co.
APPELLANTS: (1) P.R.I.D.E.(Porter Ranch is Developed Enough)
(2) Walter N. Prince (as an individual, and a Member of the Porter Ranch DRB)
(3) Bluegrass Homeowners Association (development directly to south)
(4) E.C.H.O. (Equine Cultural Heritage Organization)

STAFF RECOMMENDS DENIAL OF APPEAL.
Susan Palmas (213) 978-1333

Note: The Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.

5. **APCNV 2003-2756-ZC-CU-ZV-BL**
CEQA: ENV-2003-2757-MND
Plan: Mission Hills-Panorama City-
North Hills

Council District: 7
Location: 15555 W San Fernando Mission Bl
Expiration Date: 6-19-04
ZC: Appealable, if disapproved
ZV: Appealable if granted
CU: Not further appealable

Public Hearing completed 5-7-04

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, to permit a zone change from RS-1VL (Suburban Zone) to [T][Q]C2-1VL (Commercial Zone); CONDITIONAL USE, pursuant to Section 12.24 W 27 of the Municipal Code, for Commercial Corner Development approval for uses which do not comply with the following requirements and conditions enumerated in Section 12.22 A 23: a) to allow tandem parking for 12 parking stalls, which is otherwise prohibited; b) to omit bicycle parking, which is otherwise required; c) to allow relief from the minimum 5-foot wide landscape setback required on all street frontages of the perimeter of parking areas or areas which abut a residential zone or use; d) to allow less than 50 percent transparent windows on the exterior walls that front on adjacent streets in lieu of the minimum 50 percent transparent windows required; pursuant to Section 12.27 of the Municipal Code, a ZONE VARIANCE from the following: a) to allow 55 percent compact parking spaces in lieu of the maximum 40 percent permitted; b) to allow a loading space of 344 square feet in lieu of the minimum 400 square feet required; c) to allow a building height of 29 feet in lieu of the maximum 25 feet high permitted within a distance of 9 to 49 feet of the RS Zone; and a BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Municipal Code, to remove a 25-foot building line on the north side of San Fernando Mission Road, for the construction of an office building, two-stories, 29 feet in height, with 3,376 square feet for general office and 2,622 square feet for dental office use, for a total of 5,998 square feet, with 22 covered on-site parking spaces, on a 9,066 square foot lot.

STAFF RECOMMENDS DISAPPROVAL AS FILED; APPROVAL OF ZONE CHANGE TO (T)(Q)C2-1VL; APPROVAL OF CONDITIONAL USE; VARIANCE; AND BUILDING LINE REMOVAL

Madhu Kumar (818) 374-5062

APPLICANT: Jocelyn A. Soliven

6. **APCNV 2003-1078-ZC**
CEQA: ENV-2003-1078-MND
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 21021-21035 Chase Street
Expiration Date: N/A
Appeal Status: Appealable if disapproved

Public Hearing completed 5-22-04

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, incident to Tentative Tract 54105, from RA-1 to (T)R1-1; for a proposed subdivision for a new 15 lot single-family residential development on a 1.5 net acre lot.

STAFF RECOMMENDS DISAPPROVAL AS FILED

David Kuntzman (213) 978-1326

APPLICANT: Robert and Vincente Panlilio

7. **TENTATIVE TRACT MAP NO. 54105**

Council District: 12

ENV-2003-1079-MND
Plan: Chatsworth-Porter Ranch

Location: 21021-21035 Chase Street
Related Case: APCNV 2003-1078-ZC
Appeal Status: See Below

PUBLIC HEARING

AN APPEAL, from the entire decision by the Advisory Agency in denying Tentative Tract No. TT-54105, to permit a proposed 15-lot subdivision for a single-family residential development.

APPLICANT: L. T. Development

APPELLANT: Same

STAFF RECOMMENDS DENIAL OF APPEAL.
Emily Gabel-Luddy (213) 978-1327

Note: The Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.

8. APCNV 2003-8593-ZC-ZAA-ZAD

CEQA: ENV-2003-8594-MND

Plan: Mission Hills-Panorama City-
North Valley

Council District: 7
Location: 8536 Langdon Avenue
Expiration Date: N/A
ZC:Appealable if disapproved
ZAA/ZAD: Not further appealable

Public Hearing completed 5-6-05

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, incident to Tentative Tract 60577, from RA-1 & (T)R1-1 to (T)(Q)RD3-1; ZONING ADMINISTRATOR'S ADJUSTMENT, pursuant to Section 12.28 of the Municipal Code to permit a deviation from the lot area to 56,640 square feet in lieu of the required 57,700 square feet in the RD3 Zone; and a ZONING ADMINISTRATOR'S DETERMINATION, pursuant to Section 12.24-X 7 of the Municipal Code to permit a 6-foot wall in lieu of the 3.5-foot limit in the RD3 Zone; for a proposed one lot subdivision for a maximum of 18-unit detached condominium project on a 1.3 net acre lot.

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE TO (T)(Q)RD3-1; DISMISSAL OF ZONING ADMINISTRATOR'S ADJUSTMENT; AND APPROVAL OF ZONING ADMINISTRATOR'S DETERMINATION

David Kuntzman (213) 978-1326

APPLICANT: Spiegel Development

9. TENTATIVE TRACT NO. 60577

ENV-2003-8594-MND

North Valley Area Planning Commission

Council District: 7
Location: 8536 Langdon Avenue

Plan: Mission Hills-Panorama City-
North Hills

Related Case: APCNV 2003-8593-ZC-ZAA-ZAD
Appeal Status: See Below

PUBLIC HEARING

AN APPEAL, from the entire decision by the Advisory Agency in approving Tentative Tract No. 60577, to permit a proposed 1-lot subdivision for a maximum 18-unit condominium.

APPLICANT: James A. Lay, Jr.

APPELLANT: Spiegel Development, Inc.

STAFF RECOMMENDS DENIAL OF APPEAL.
Emily Gabel-Luddy (213) 978-1327

Note: The Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.

10. ZA 2003-7078 (ZV)(YV)(ZAA)(SPR)-A1

CEQA: ENV-2003-7079-MND
Plan: Chatsworth-Porter Ranch

Council District No. 12
Location: 11056 North De Soto Avenue
Expiration Date: 6-19-04
ZV, YV: Further appealable if granted
ZAA, SPR: Not further appealable

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's denial pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, of a Variance from Section 12.07-A of the Los Angeles Municipal Code to permit the construction, use and maintenance of an 86,000 square-foot storage building for household goods in the RA-1 Zone, and a Variance from Section 12.21.1 of the Code to permit the storage building with a height of 56 feet in lieu of the 45 feet permitted in Height District No. 1, and a Variance from Section 12.21-A,4(c)(1) of the Code to provide only 21 on-site parking spaces in lieu of the 35 required parking spaces, and pursuant to Section 12.28-A of the Los Angeles Municipal Code, dismissal of a request for an adjustment from Section 12.07-C,3 of the Los Angeles Municipal Code to permit the storage building with a 10-foot rear yard setback in lieu of the 25 feet required in the RA Zone, and pursuant to Section 16.05-C,1(a) of the Los Angeles Municipal Code, dismissal of request for Site Plan Review for an 86,000 square-foot storage building for household goods.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Gary Booher (213) 978-1308

APPLICANT: Joe Diab
APPELLANT: Same

11. ZA- 2003-8988-CU-1A

CEQA: ENV-2003-8989-CE

North Valley Area Planning Commission
2004

Council District: 6
Location: 8155 North Van Nuys Boulevard

Plan: Mission Hills-Panorama City-
Sepulveda

Expiration Date: 6-29-04
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's denial pursuant to Los Angeles Municipal Code Section 12.24-W,49 of a Conditional Use Permit to permit the continued use and maintenance of an unmanned wireless telecommunications facility on the roof of a 13-story commercial building.

STAFF RECOMMENDS DENIAL OF APPEAL

Jon Perica (213) 978-1306

APPLICANT: Adelpia Communications

APPELLANT: Same

12. 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, July 1, 2004**

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.