

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

NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 15, 2004, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 Van Nuys Boulevard, First Floor Meeting Room, Van Nuys, California 91401

George Stavaris, President
Sandor L. Winger, Vice President
David Honda, Commissioner
Dr. John Lett, Sr., Commissioner
Tony Torres, Jr., 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 ITEMS: 6 and 7

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, 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 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, 200 N. Spring Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.cityofla.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 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

Consent items are deemed to be routine and non-controversial. They will be acted upon by the Commission at one time without discussion. However, if a Commissioner requests discussion on one of these, it will be considered after the balance of the consent items have been voted upon.

BEGIN CONSENT

- 3. APCNV 2003-7792-ZC-ZAD**
CEQA: ENV-2003-5842-MND
Plan: Northridge

Council District: 12
Location: 17729 Halsted Street
Expiration Date: N/A
Appeal Status: Zone Change appealable to City Council, if disapproved

Public Hearing completed February 5, 2004.

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 to RD1.5-1, and;

ZONING ADMINISTRATOR'S DETERMINATION, pursuant to Section 12.24-X 7, of the Municipal Code to permit a 6-foot wall and a 8-foot vehicular gate in the front yard in the RD1.5 zone, for the proposed one lot subdivision for a maximum of a new 15-unit detached condominium project on a 0.8 net acre site.

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF (T)(Q)RD1-5.1.
Emily Gabel-Luddy (213) 978-1327

APPLICANT: Raider Planning & Construction, Inc.

- 4. APCNV 2003-9924-ZC-ZAD**
CEQA: ENV-2003-8054-MND
Plan: Northridge

Council District: 12
Location: 17728 Halsted Street
Expiration Date: N/A
Appeal status: Zone Change appealable to City Council, if disapproved.

Public Hearing completed February 5, 2004.

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 to RD1.5-1, and;

ZONING ADMINISTRATOR'S DETERMINATION, pursuant to Section 12.24-X 7, of the Municipal Code to permit a 6-foot wall and a 8-foot vehicular gate in the front yard in the RD1.5 zone, for the proposed one lot subdivision for a maximum of a new 15-unit detached condominium project on a 0.8 net acre site..

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF (T)(Q)RD1.5-1.
Emily Gabel-Luddy (213) 978-1327

APPLICANT: Raider Planning & Construction, Inc.

5. **APCNV 2002-6131-ZC**
CEQA: ENV-2002-5161-MND
Plan: Mission Hills-Panorama City-
North Hills

Council District: 7
Location: 9858 North Lemona Avenue
Expiration Date: N/A
Appeal Status: Appealable to City Council, if
disapproved

Public Hearing completed July 17, 2003

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, to permit a zone change incident to AA 2002-5960-PMLA; ZA 2002-6132(SM); ZA 2002-6133(SM); ZA 2002-6134(SM); and ZA 2002-6135(SM); from RA-1 to (T)(Q)RS-1, for a proposed subdivision of one existing 27,500 square foot lot for a maximum of four new single family units on four parcels of approximately 6,800 square feet each.

STAFF RECOMMENDS APPROVAL AS FILED AND APPROVAL OF (T)(Q)RS-1.
Lynn Harper (213) 978-1349

APPLICANT: Vinh Q. Tran and Hua Ma (O)

END CONSENT

6. **TENTATIVE TRACT NO. 54288-1A**
CEQA: ENV-2003-2833 MND
Plan: Sylmar

Council District: 7
Location: 13110 Wheeler Avenue
Expiration Date: (Extended)
Appeal Status: Further appealable

PUBLIC HEARING

AN APPEAL from part of the decision by the Advisory Agency in disapproving a 7-lot subdivision, for a proposed maximum new 6-lot single family development on a 1.09 net acre site.

STAFF RECOMMENDS DENY THE APPEAL.
Emily Gabel-Luddy (213) 978-1327

APPLICANT: Ernesto Cardenas
APPELLANT: Ernesto Cardenas

Note: The North Valley Area 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.

7. **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 3-4-04

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

8. **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, May 6, 2004**
at the Marvin Braude Constituent Center
6262 Van Nuys Boulevard, First Floor
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.