

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

NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 19, 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 ITEM:

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

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| 3. <u>APCNV 2002-6464-ZC</u>
CEQA: ENV-2002-6465-CE
Plan: Sylmar | Council District: 7
Location: 12510 Bradley Avenue
Expiration Date: 2-21-04
Appeal Status: Appealable, if disapproved |
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Public Hearing completed 1-9-04

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, to permit a zone change from R1-1 (One-Family Zone) to (T)(Q)RD3-1 (Restricted Density Multiple Dwelling Zone) for the proposed construction of a new duplex (one-story, 16 feet in height), a carport addition to an existing single-family dwelling, and conversion of an existing guest house into a single family dwelling, for a total of 4 dwelling units, with 8 parking spaces.

STAFF RECOMMENDS APPROVAL OF (T)(Q)RD3-1

Lynda Smith (213) 978-1170

APPLICANT: Antonio Flores

Council District: 7
Location: 9427 Noble Avenue
Expiration Date: N/A
ZC: Appealable, if disapproved
ZAD: Not further appealable

4. **APCNV 2003-4892(ZC)(ZAD)**
CEQA: ENV-2003-4893-MND
Plan: Mission Hills-Panorama City

Public Hearing completed November 20, 2003

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, incident to Tentative Tract 54415, from RA-1 to [T][Q]RD3-1; and ZONING ADMINISTRATOR'S DETERMINATION, pursuant to Section 12.24 X 7, to permit a 6-foot wall in lieu of the 3.5-foot limit in the RD3 Zone, for a proposed subdivision for a maximum of a new 10-unit residential detached single-family condominiums project on a 0.75 net acre lot.

STAFF RECOMMENDS APPROVAL OF [T][Q]RD-3-1 AND ZONING ADMINISTRATOR'S DETERMINATION

Emily Gabel-Luddy (213) 978-1327

APPLICANT: Spiegel Development, Inc.

END CONSENT

5. **APCNV 2002-3986-ZC-ZAA**
CEQA: ENV-2002-3982-MND
Plan: Mission Hills-Panorama City

Council District: 7
Location: 9136 North Willis Avenue
Expiration Date: N/A
Appeal Status: ZC appealable, if disapproved
ZAA not further appealable

Public Hearing completed May 8, 2002

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, to permit a zone change incident to AA-2002-3981-PMLA, from RA-1 to (T)RS-1 and (T)(Q)RD4-1 Zone; and ZONING ADMINISTRATOR'S ADJUSTMENT for a 2-foot rear yard setback in a RS-1 Zone, for division of one lot into a front and a rear lot to facilitate the construction of three condominiums with eight parking spaces on the rear lot and to allow the second lot to retain a single-family residence with a reduced rear yard setback.

STAFF RECOMMENDS APPROVAL OF (T)RS-1 AND (T)(Q)RD4-1; AND ZONING ADMINISTRATOR'S ADJUSTMENT

Emily Gabel-Luddy (213) 978-1327

APPLICANT: Adolfo & Graciela Altuve(o)/Ben Manesh-Civitech, Inc., (R)

6. **APCNV 2003-6724-ZC-BL-ZV-SM**
CEQA: ENV-2003-6725-MND
Plan: Sun Valley-LaTuna Canyon

Council District: 6
Location: 12128 Sheldon Street
Expiration Date: 2-25-04
Appeal Status: Appealable

Public Hearing completed 1-16-04

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, to permit a zone change from RA-1 (Suburban Zone) to [T][Q]R3-1 (Medium Density Residential Zone); BUILDING LINE REMOVAL, pursuant to Section 12.32R of the Municipal Code, to remove a 35-foot building line on the southeast side of Sheldon Street; VARIANCE, pursuant to Section 12.21 G 2(a)(1)(iii) to allow the rear yard common open space area to have a horizontal dimension of 13 feet in lieu of the minimum 15-feet required; and

S L I G H T
MODIFICATIO
N , f r o m
Section 12.10
C 3, to permit
a rear yard of
13-feet in lieu
o f t h e
minimum 15-
feet required,
f o r t h e
p r o p o s e d
construction of
an 18-unit
a p a r t m e n t
complex, four-
stories, 44 feet
in height, with
36 covered on-
site parking
spaces, on a
12,200 square
foot lot.

STAFF RECOMMENDS DISAPPROVAL AS FILED; AND APPROVAL OF ZONE CHANGE TO (T)(Q)R3-1; APPROVAL OF BUILDING LINE REMOVAL; APPROVAL OF VARIANCE; AND APPROVAL OF SLIGHT MODIFICATION

Lynda Smith (213) 978-1170

APPLICANT: Alexis Gevorgian, AMG & Associates

7. **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, March 4, 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.