

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

NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 5, 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:

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**

- A. Executive Directive No. MO-1 - Commissioner's Participation in Contract Evaluation

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 2003-3137-ZC-SM-ZAA**
CEQA: ENV-2003-3137-MND
Plan: Mission Hills-Panoram City-
North Valley

Council District: 12
Location: 9128, 9142, 9160 Aqueduct Street
Expiration Date: N/A
Appeal Status: ZC/SM appealable, if disapproved
ZAA not further appealable

Public Hearing completed 9-18-03

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, to permit a zone change incident to Tentative Tract No. 54378, from RA-1 to R1-1 Zone;

SLIGHT MODIFICATION to permit a deviation in the minimum lot width for Lot No. 1 to 45.11', Lot No. 2 to 45.15", Lot No. 3 to 45.17', Lot Nos. 4, 5, 6 and 7 to 45.12' and Lot Nos. 8 and 9 to 45.13' in lieu of the required 50 feet lot width in the R1 Zone; and

ZONING ADMINISTRATOR'S ADJUSTMENT to permit a 9-foot in height masonry wall within the required rear yard setback in lieu of the permitted 8-foot in height in the R1 Zone.

For a proposed subdivision for a maximum 9-lot single-family residential development on a 1.14 net acre site.

STAFF RECOMMENDS APPROVAL OF (T)(Q)R1-1; SLIGHT MODIFICATION; AND ZONING ADMINISTRATOR'S ADJUSTMENT AS FILED

Emily Gabel-Luddy (213) 978-1327

APPLICANT: North Hills Homes LP

END CONSENT

Plan: Mission Hills-Panorama City-
North Hills

Council District: 7
Location: 14541 West Terra Bella Street
Expiration Date: 1-15-04
Appeal Status: ZC: Appealable, if disapproved
CU: Further appealable

Public Hearing completed 11-21-03

Continued from 1-15-04

ZONE CHANGE, pursuant to Section 12.32 B of the Municipal Code, to permit a zone change from RA-1 (Suburban Zone) to [Q]C2-1 Zone (Commercial Zone) and P-1VL (Parking) to [Q]C2-1VL (Commercial Zone); and

CONDITIONAL USE, pursuant to Section 12.24 of the Municipal Code, for demolition of a recycling center, redesign of a parking lot, and the construction of a medical/retail building containing 10,800 square feet and having a maximum height of 24 feet, with 181 surface parking spaces.

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF [T]C2-1; [T]C2-1VL; AND CONDITIONAL USE TO ALLOW A BUFFER

Lynda Smith (213) 978-1170

APPLICANT: Richard Grossman, The Panorama Company

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, February 19, 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.