

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

NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 17, 2003, 4:30 P.M.
AIRTEL PLAZA HOTEL
7277 Valjean Avenue, Van Nuys, California 91406

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

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
- C. Minutes for April 3, 2003

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 2002-2290-ZC**
CEQA: ENV-2002-2292 MND
Plan: Northridge

Council District: 12
Location: 8800 North Etiwanda Avenue
Expiration Date: N/A
Appeal Status: Appealable, if disapproved

Continued from 4/3/03

Public Hearing completed December 12, 2002

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, to permit a zone change incident to Tentative Tract 53991, from (Q)RD1.5-1 to R3-1 Zone, for the proposed subdivision for a maximum of a new 12-unit condominium project on a 0.31 net acre lot.

STAFF RECOMMENDS DISAPPROVAL OF ZONE CHANGE AS FILED AND APPROVAL OF (T)(Q)R3-1

David Kuntzman (213) 978-1326

APPLICANT: Abitare 7, Inc./Edward Barsumian

4. **APCNV 2002-2631-ZC**
CEQA: ENV-2002-2632 MND
Plan: Northridge

Council District: 12
Location: 18350 Malden Street
Expiration Date: 4/19/03
Appeal Status: Appealable, if disapproved

Continued from 4/3/03

Public Hearing completed February 28, 2003

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, to permit a Zone Change from R1-1 to R3-1, for the proposed construction of a 10 unit apartment complex, 27 feet in height with 19 parking spaces.

STAFF RECOMMENDS DISAPPROVAL OF ZONE CHANGE AS FILED AND APPROVAL OF (T)(Q)R3-1

Lynda Smith (213) 978-1170

APPLICANT: 18350 Malden Venture, LLC; Montage Development, Inc.

5. **APCNV 2002-7072-ZC-HD**
CEQA: ENV-2001-5173 MND
Plan: Arleta-Pacoima

Council District: 6
Location: 11965 Branford Street
Expiration Date: 4/19/03
Appeal Status: Appealable, if disapproved

Public Hearing completed March 7, 2003

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, to permit a Zone Change from [Q]C2-1VL (Commercial Zone) and M2-1 (Light Industrial Zone) to (T)(Q)M2-1 (Light Industrial Zone) and as required by Condition No. 13 of Case No. ZA-2001-5172-ZV; and

HEIGHT DISTRICT CHANGE from 1 VL (Very Limited) to Height District 1, for the continued use and maintenance of a scrap metal yard, including open storage of material and rehabilitation facility for electric motors and compressor equipment. Existing development on the site includes a 3,700 square foot, one-story, 30-foot high, storage and motor processing building, a 1,525 square foot office building, and a 3-car garage.

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE AND HEIGHT DISTRICT CHANGE TO (T)(Q)M2-1

Jim Tokunaga (213) 978-1174

APPLICANT: Daniel M. Schweitzer

END CONSENT

6. **AA 2001-3944 PMLA**
CEQA: ENV 2001-3945-MND
Plan: Sunland-Tujunga-Lakewood
Terrace-Shadow Hills
- Council District: 2
Location: 10300 Wornom Avenue
Expiration Date: Extended
Appeal Status: Further appealable

PUBLIC HEARING

AN APPEAL from the entire determination of the Deputy Advisory Agency's approval of a preliminary parcel map for four parcels; pursuant to Section 17.53 of the Los Angeles Municipal Code.

STAFF RECOMMENDS DENIAL OF THE APPEAL

E. Gabel-Luddy (213) 978-1330

APPLICANT: Terry Walker

APPELLANT: Santa Monica Mountains Conservancy

7. **ZA 2002-3951(ZAD)-A1**
CEQA: ENV 2002-3971-MND
Plan: Sunland-Tujunga-Lakewood
Terrace-Shadow Hills
- Council District: 2
Location: 10300 Clybourn Avenue
Expiration Date: 4-19-03
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's approval pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.24-X,21 [previously LAMC Section 12.21-A,17(e)(2)], to permit the construction of two single-family homes on adjacent lots located on a substandard hillside street that can not provide the required dedication and improvement along the frontage of both lots [Section 12.21-A,17 (e)(2)] and can not provide a minimum 20 foot wide continuous paved roadway from the driveway apron to the boundary of the Hillside Area [Section 12.21-A,17 (e)(3)].

STAFF RECOMMENDS DENIAL OF THE APPEAL

Al Landini (213) 978-1467

APPLICANT: Thomas Reichhardt/Robert E. Dorini

APPELLANT: Shadow Hills Property Owners Association

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 1, 2003
at Airtel Plaza Hotel
7277 Valjean Avenue
Van Nuys, CA 91406

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.