

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

NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 1, 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:

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 17, 2003

3. **APCNV 2002-5830-ZC**

CEQA: ENV-2002-5831 MND
Plan: Mission Hills-Panorama City-
North Hills

Council District: 7
Location: 9425-9433 Sylmar Avenue
Expiration Date: 5/4/03
Appeal Status: Appealable, if disapproved

Public Hearing completed March 31, 2003

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, to permit a zone change from RA-1 (Residential Zone) to RD2-1 (Restricted Density Residential Zone), for the proposed construction of 25 detached apartment units, approximately 25-feet high with 50 parking spaces and 12 guest parking spaces. Tentative Tract 53964 has been filed for condominium purposes, not part of this application.

STAFF RECOMMENDS DISAPPROVAL OF ZONE CHANGE AS FILED AND APPROVAL OF (T)(Q)RD2-1

Robert Duenas (818) 374-5036

APPLICANT: Chuck Francouer, Montage Development

4. **APCNV 2002-5970-ZC**
CEQA: ENV-2002-5971 MND
Plan: Arleta-Pacoima

Council District: 7
Location: 11432 Dronfield Avenue
Expiration Date: 5/5/03
Appeal Status: Appealable, if disapproved

Public Hearing completed March 24, 2003

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, to permit a Zone Change from A2-1 (Agricultural Zone) to RD2-1 (Restricted Density Residential Zone), for the proposed construction of 39 detached condominium units, two-stories, having a maximum height of 25 feet, with 78 covered parking spaces and 21 guest parking spaces.

STAFF RECOMMENDS DISAPPROVAL OF ZONE CHANGE AS FILED AND APPROVAL OF (T)(Q)RD2-1

Jon Foreman (213) 978-1171

APPLICANT: Comstock Homes, Brad Porter

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, May 15, 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.