

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

NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 15, 2003, 4:30 P.M.
AIRTEL PLAZA HOTEL
7277 Valjean Avenue, Van Nuys, California 91406

***** CORRECTED AGENDA - ITEM #5 ADDED *****

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: 5

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 agenda 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 agenda item 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 May 1, 2003

3. CPC 2003-10-CDO
CEQA: ND-2003-11

Plan: Arleta-Pacoima

Council District: 7

Location: All commercially and industrially zoned properties along Van Nuys Boulevard between the I-5 Golden State Freeway on the south to Foothill Boulevard on the north

Public Hearing completed 4-8-03

PACOIMA COMMUNITY DESIGN OVERLAY (CDO) PLAN to provide design guidelines for Pacoima, a CDO Boundary Map to define the Pacoima area, and related [Q] Conditions to prohibit the issuance of building permits for automotive uses within the area of the CDO.

STAFF RECOMMENDS: REVIEW AND COMMENT

Richard Platkin (818) 756-9196

APPLICANT: City of Los Angeles

4. **APCNV 2002-3822-ZC-ZAA-ZAD(F)**

CEQA: ENV 2002-3823 MND

Plan: Mission Hills-Panorama City

Council District: 7

Location: 9435 North Noble Avenue

Expiration Date: N/A

Appeal Status: ZC appealable if disapproved
ZAA and ZAD not further appealable

Public Hearing completed 12-12-02

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, to permit a zone change incident to Tentative Tract No. 53886, from RA-1 to (T)(Q)RD3-1; and

ZONING ADMINISTRATOR'S ADJUSTMENT, pursuant to Section 12.28 A of the Municipal Code, to permit a front yard setback of 10 feet in lieu of the required 15 feet in the RD Zone; and

ZONING ADMINISTRATOR'S DETERMINATION, pursuant to Section 12.24 X7 of the Municipal Code, to construct a 6-foot slumpstone block wall in the front yard in lieu of the permitted 3-1/2 foot, for the proposed subdivision for a maximum of a new 6-unit condominium project on a 21,500 net acre site lot.

STAFF RECOMMENDS APPROVAL OF A ZONE CHANGE TO (T)(Q)RD3-1, APPROVAL OF A ZONING ADMINISTRATOR'S ADJUSTMENT; AND APPROVAL OF A ZONING ADMINISTRATOR'S DETERMINATION

David Kuntzman (213) 978-1326

APPLICANT: Spiegall Development, Inc./Jim Brewer

5. **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

Continued from meeting of April 17, 2003

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

6. 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, June 5, 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.