

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

NORTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, JUNE 19, 2003, 4:30 P.M.  
AIRTEL PLAZA HOTEL  
7277 Valjean Avenue, Van Nuys, California 91406

**\*\*\* NOTE: NEW MEETING LOCATION LISTED ON LAST PAGE OF AGENDA \*\*\***

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: 3, 5 and 6

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 90<sup>th</sup> 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

3. 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

Continued from 4/17/03

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

4. **APCNV 2002-5946-ZC-ZAA**  
CEQA: ENV-2002-5947-MND  
Plan: Mission Hills-Panorama City-  
North Hills

Council District: 7  
Location: 9201 Tobias Avenue  
Expiration Date: 6-20-03  
Appeal Status: Appealable, if disapproved

Public Hearing completed April 11, 2003

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, to permit a zone change from RA-1 to [T][Q]RD1.5-1 Zone; and

ZONING ADMINISTRATOR'S ADJUSTMENT, pursuant to Section 12.28 of the Municipal Code, to permit the 16<sup>th</sup> unit with 1,220 square feet of lot area in lieu of the required 1,500 square feet of lot area, for proposed construction of a 16-unit apartment building, 3 stories approximately 35 feet in height, having 40 on-site parking spaces.

STAFF RECOMMENDS APPROVAL OF [T][Q]RD1.5-1 AND ZONING ADMINISTRATOR'S ADJUSTMENT

Lynda Smith (213) 978-1170

APPLICANT: Michael K. Chehata

5. **ZA 2002-2741(PAD)-A1**  
CEQA: ENV-2002-2743-MND  
Plan: Sunland-Tujunga-LakeView Terrace-  
Shadow Hills

Council District: 2  
Location: 10330 McBroom Street  
Expiration Date: 7-19-03  
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL from conditions, elements or parts of an Associate Zoning Administrator's approval pursuant to Los Angeles Municipal Code Sections 12.24-L and M, of a Zoning Administrator's determination of Conditional Use status and Approval of Plans, authorizing the continued use and maintenance of a commercial equestrian facility, equine rescue, and equine evacuation for the purpose of training, boarding, breeding, stabling, birthing and rehabilitation.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Nicolas Brown (213) 978-1314

APPLICANT: Marcian and Royan Herman

APPELLANT: Margot Stone

6. **ZA 2002-5181(CU)-A1**  
CEQA: ENV 2002-5182  
Plan: Mission Hills-Panorama City-Sepulveda

Council District: 12  
Location: 9140 North Haskell Avenue  
Expiration Date: 7-19-03  
Appeal Status: Not further appealable

#### PUBLIC HEARING

AN APPEAL from conditions, elements or parts of an Associate Zoning Administrator's approval pursuant to Los Angeles Municipal Code Section 12.24-W,9, of a Conditional Use Permit, authorizing the addition of Lot 68 to an existing church to be used for a playground, outdoor basketball court and parking.

#### STAFF RECOMMENDS DENIAL OF THE APPEAL

Nicolas Brown (213) 978-1314

APPLICANT: James Lee/Pyongkang Presbyterian Church

APPELLANT: Denise Rigby

#### 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, July 3, 2003  
at the **Marvin Braude Constituent Center (New Location)**  
**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.