

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

NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JULY 17, 2003, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 Van Nuys Boulevard, First Floor Meeting Room, Van Nuys, California 91401

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, 6 and 8

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. ELECTION OF OFFICERS
2. DEPARTMENTAL REPORT - ITEMS OF INTEREST
3. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. Minutes for June 5, 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

4. APCNV 2002-4071-ZC-ZAA-ZAD(F)
CEQA: ENV-2002-4070-MND
Plan: Mission Hills-Panorama City

Council District: 7
Location: 9420 North Noble Avenue
Expiration Date: N/A
Appeal Status: Appealable, if disapproved

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 53885, from RA-1 to (T)(Q)RD-3 for Lot No. 1 and Lot No. 2; and

ZONING ADMINISTRATOR'S ADJUSTMENT, pursuant to Section 12.28 A of the Municipal Code, to permit a side yard setback of 5 feet in lieu of the required 10 feet in the RD Zone for Lot 2; and

ZONING ADMINISTRATOR'S DETERMINATION, pursuant to Section 12.24-X7, to construct a 6-foot slumpstone block wall in the front yard of Lot 1 in lieu of the required 3-1/2 foot.

For a proposed subdivision for a maximum of a new 17-unit condominium development for Lot 1 and a single-family house on Lot 2 on a 1.38 gross acre site.

STAFF RECOMMENDS APPROVAL OF (T)(Q)RD-3; ZONING ADMINISTRATOR'S ADJUSTMENT AND ZONING ADMINISTRATOR'S DETERMINATION

Emily Gabel (213) 978-1327

APPLICANT: Spiegel Development, Inc./Jim Brewer

END CONSENT

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

Continued from 6/19/03

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

Continued from 6/19/03

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. **APCNV 2002-9957-ZC**
CEQA: ENV-2002-9956 MND
Plan: Sun Valley-LaTuna Canyon

Council District: 2
Location: 9400 North Sunland Boulevard
Expiration Date: 7-17-03
Appeal Status: Appealable, if disapproved

Public Hearing completed May 19, 2003

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, to permit a zone change, from RA-1 (Suburban Zone) to RD3-1 (Restricted Density Residential Zone) for construction of 8 residential units, two-stories (35 feet, 6 inches), with 23 parking spaces, including 7 guest parking spaces. Note: Additional applications have been filed (ZA 2003-230-ZAD and Tentative Tract No. 54146) for variance and condominium purposes, which will require a separate public hearing before the Advisory Agency.

STAFF RECOMMENDS APPROVAL OF (T)(Q)RD3-1, SUBJECT TO CONDITIONS

Jon Foreman (213) 978-1171

APPLICANT: Brian DeRosaryo and William Jelliffe

8. **ZA 2002-0862(ZV)-A1**
CEQA: ENV 2002-0867-MND
Plan: Sylmar

Council District: 7
Location: 13106 West Foothill Boulevard
Expiration Date: 8-5-03
Appeal Status: Further appealable if granted

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 12.27, of a request for a Variance to permit a recycling center in the R1 Zone.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Al Landini (213) 978-1467

APPLICANT: Juventino Garcia
APPELLANT: Veronica De La Rosa

9. 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, August 7, 2003
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.