

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

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 7, 2003, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 Van Nuys Boulevard, First Floor Meeting Room,
Van Nuys, California 91401**

George Stavaris, President
Ernesto Cardenas, Vice President
David Honda, Commissioner
Dr. John Lett, Sr., Commissioner
Sandor L. Winger, 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 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 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 East, 200 N. Main 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

3. APCNV 2003-2466(ZC)

CEQA: ENV-2003-2467-CE

Plan: Mission Hills-Panorama City-
North Hills

Council District: 7

Location: 8729 North Willis Avenue

Expiration Date: 8-10-03

Appeal Status: Appealable, if disapproved

Public Hearing completed June 27, 2003

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, to permit a zone change from RA-1 to RD1.5-1, for proposed construction of an 8-unit apartment building, approximately 25-feet high with 16 parking spaces.

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF (T)(Q)RD1.5-1.

Robert Duenas (818) 374-5036

APPLICANT: Housing Borghei, Syntech Construction

4. **APCNV 2002-5206(ZC)(ZAD)(F)**
CEQA: ENV-2002-5207-MND
Plan: Mission Hills-Panorama City-
North Hills

Council District: 7
Location: 9354 Burnet Avenue
Expiration Date: N/A
Appeal Status: Appealable, if disapproved

Public Hearing completed February 13, 2003

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, incident to Tentative Tract 54000, from RA-1 to (T)(Q)RD-3; and

ZONING ADMINISTRATOR'S DETERMINATION, pursuant to Section 12.24 X 7, to permit a 6-foot wall in lieu of the 3.5-foot limit, for a proposed subdivision for a maximum of a new detached 25-unit condominium project on a 1.77 net acre lot.

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

Emily Gabel-Luddy (213) 978-1327

APPLICANT: Spiegel Development

5. **ZA 2001-2582(CU)-A1, A2, A3, A4**
CEQA: ENV 2001-2583-MND
Plan: Sylmar

Council District: 2
Location: 9101 LaTuna Canyon Road
Expiration Date: 9-16-03
Appeal Status: Not further appealable

PUBLIC HEARING

FOUR APPEALS from the entire determination of an Associate Zoning Administrator's approval pursuant to Los Angeles Municipal Code Sections 12.24-F, and 12.24-W,49, of a conditional use permit for the construction, use and maintenance of a wireless telecommunications facility concealed as a 60-foot high "monopine", located in the front and side yard setbacks of property zoned RA-1-K, upon the following additional terms and conditions:

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A", except as may be revised as a result of this action.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Anik Charron (213) 978-1307

APPLICANT: Sprint PCS
APPELLANT: Kerri Tyler & Richard Stewart (A1)
Doris Diamond (A2)
Arcona Devan (A3)
John Kiapos (A4)

6. **ZA 2003-1627(CUB)-A1**
CEQA: ENV 2003-1527-ND
Plan: Arleta-Pacoima

Council District: 7
Location: 11243 North San Fernando Road
Expiration Date: 9-10-03
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's denial pursuant to Los Angeles Municipal Code Section 12.24-W, 1, of a conditional use permit to allow the sale and dispensing of beer and wine only for off-site consumption, in conjunction with the operation of a gas station and mini-market (convenience store) with hours of alcohol sales from 8 a.m. to 2 a.m. daily and hours of operation for gas station 24 hours daily.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Jon Perica (213) 978-1306

APPLICANT: Saeed Kohanoff/Kohanoff Arco
APPELLANT: Saeed Kohanoff

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, August 21, 2003
at the Marvin Braude Constituent Center
6262 Van Nuys Boulevard, First Floor Meeting Room
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.