

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

NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 21, 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, President

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 ITEM: 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, 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

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

3. APCNV 2003-0612-ZC

CEQA: ENV-2003-0223-ZV

Plan: Mission Hills-Panorama City-
North Hills

Council District: 7

Location: 9250-9260 Nobel Avenue; and
9259 Lemona Avenue

Expiration Date: 09-01-03

Appeal Status: Appealable, if disapproved

Public Hearing completed July 21, 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 26 detached condominium dwelling units, 2 stories (a maximum of 30 feet in height), with 65 parking spaces, including 13 guest parking spaces. Note: An additional application (Tentative Tract No. 54140) involving this property has been filed for subdivision purposes, which will require a separate public hearing before the Advisory Agency.

STAFF RECOMMENDS DISAPPROVAL AS FILED; AND APPROVAL OF (T)(Q)RD3-1, SUBJECT TO CONDITIONS

Jon Foreman (213) 978-1171

APPLICANT: North Hills Partners, LLC

4. **APCNV 2002-1325-ZC-ZAA**

CEQA: ENV-2002-1010-MND

Plan: Sun Valley - La Tuna Canyon

Council District: 2

Location: 12927 Strathern Street

Expiration Date: N/A

Appeal Status: Appealable, if disapproved

Public Hearing completed February 27, 2003

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, to permit a zone change incident to Tentative Tract 53724, from RA-1 to (T)(Q)RS-1; and

ZONING ADMINISTRATOR'S ADJUSTMENT, pursuant to Section 12.28 A of the Municipal Code, to permit a lot width reduction to 53 feet for Lot 1, 52 feet for Lot 2, and 51 feet for Lot 3, from the required 60 feet lot width in the RS Zone;

For a proposed subdivision for a maximum 5-lot single-family residential development on a 1.23 net acre site.

STAFF RECOMMENDS APPROVAL OF (T)(Q)RD5-1; ZONING ADMINISTRATOR'S ADJUSTMENT AND ZONING ADMINISTRATOR'S DETERMINATION

Emily Gabel-Luddy (213) 978-1327

APPLICANT: K. V. Development

END CONSENT

5. **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

Continued from 7-17-03

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

*****ACTION TAKEN ON JULY 17, 2003, SHOULD BE RECINDED DUE TO INCORRECT NOTICE*****

Al Landini (213) 978-1467

APPLICANT: Juventino Garcia

APPELLANT: Veronica De La Rosa

6. **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 6-19-03

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

Emily Gabel-Luddy (213) 978-1330

APPLICANT: Terry Walker
APPELLANT: Santa Monica Mountains Conservancy

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, September 4, 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.