

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

NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, OCTOBER 16, 2003, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 Van Nuys Boulevard, First Floor Meeting Room, Van Nuys, California 91401

George Stavaris, 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 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 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, 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 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. **ELECTION OF VICE PRESIDENT**

2. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

3. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes for August 7 and 21, 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 2003-0668-ZC**
CEQA: ENV-2003-0669-MND
Plan: Arleta-Pacoima

Council District: 7
Location: 12375 Osborne Place
Expiration Date: N/A
Appeal Status: Appealable, if disapproved

Public Hearing completed June 26, 2003

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, to permit a zone change incident to Tentative Tract No. 54269, from RA-1 to (T)(Q)R1.5-1 Zone, for a proposed subdivision for a maximum 28-unit residential condominium development on a 0.84 net acre lot

STAFF RECOMMENDS APPROVAL OF (T)(Q)R1.5-1

Emily Gabel-Luddy (213) 978-1327

APPLICANT: Shield & Turnes Investment

END CONSENT

5. **ZA 2003-2555(ZV)-A1**
CEQA: ENV 2003-2556-MND
Plan: Sylmar
- Council District: 7
Location: 13769 West Sayre Street
Expiration Date: 10-26-03
Appeal Status: Further appealable if granted

Continued from September 18, 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 12.27, of a request for a Variance from Section 12.14-A, to permit approximately a contractor's office and a yard with retail sales of building materials with open storage of building materials and racks to 10 feet with materials to a maximum height of 12 feet, and to determine whether or not the project is subject to the commercial corner/mini-mall ordinance under Section 12.23-A,23 of the Zone Code.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Jon Perica (213) 978-1306

APPLICANT: Hector Galvan/Prime Building Materials

APPELLANT: Sylmar Community Coalition

6. **ZA 2001-5407(ZV)(ZAA)-A8**
CEQA: ENV-2001-5408-MND
Plan: Sun Valley
- Council District: 2
Location: 10658 Penrose Street
Expiration Date: 11-16-03
Status of Appeal: ZV further appealable if granted; ZAA not further appealable

PUBLIC HEARING

EIGHT APPEALS from the entire determination of an Associate Zoning Administrator's **dismissal** pursuant to Los Angeles Municipal Code Section 12.28, of an adjustment from Section 12.07-C,1 of the Code to permit a reduced front yard setback of 20 feet in lieu of the required 25 feet, inasmuch as the originally proposed manager's unit to which this request applied, has been removed from the revised plans received by the Zoning Administration on May 13, 2003, and the adjustment is no longer needed, and **an approval** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, of a variance from Section 12.07-A of the Code to permit the construction, use and maintenance of a 21-unit retirement housing complex, and a 5,000 square-foot multipurpose building on property zoned RA-1-K.

STAFF RECOMMENDS DENIAL OF THE APPEALS

Anik Charron (213) 978-1307

APPLICANT: Villa Scalabrini/Fathers of St. Charles

APPELLANTS: A1: Peter Hatafsky; A2: Jonnie Stroud; A3: Carol Ford; A4: A. Candy Leaf;
A5: Richard & Ginger Sony; A6: Angel Tompkins; A7: Anne Lawrence; A8: Bart Paul

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, November 6, 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.