

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

NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 6, 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: 4, 5 and 9

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 September 18 and October 16, 2003

4. ZA 2003-2182(ZV)-A1 and
ZA 1999-0193(ZV)(YV)(PAD)(PA1)-A1
CEQA: ENV 2003-2183-CE
Plan: Mission Hills-Panorama City-North Hills

Council District: 7
Location: 15265 West Rinaldi Street
Expiration Date: 11-11-03
Appeal Status: ZV further appealable
if granted

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's (A) denial pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, of a request for Variance from Section 12.06 to delete any reference to a time period for the grant authorization or effectiveness; or to modify the same to be of the same time duration as the ground lease (40 years) in Condition No. 9; and (B) approval pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, of a Variance from Section 12.06 for: Modification of Condition No. 9 of ZA 99-0193(ZV)(YV)(PAD) to extend the expiration period of the grant for an additional 20 years if the applicant operates outdoor storage or moving vans; Modification of Condition No. 10 of ZA 99 -0193(ZV)(YV)(PAD) to permit the outdoor storage of motor homes, RV's boats, etc.; Deletion of Condition No. 13 of ZA 99-0193(ZV)(YV)(PAD) in its entirety requiring the grant to expire upon transfer of ownership, and Add a condition to permit a maximum of four moving trucks to assist patrons in transporting goods to the location; and (C) approval pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-U, of a Zoning Administrator's Determination of Approval of Plans, as required by Condition No. 8 of Case No. ZA 99-0193(ZV)(YV)(PAD) to review and ascertain compliance with the conditions and maintenance of the site including landscape, proper lighting and security.

STAFF RECOMMENDS DENIAL OF THE APPEAL

R. Nicolas Brown (213) 978-1314

APPLICANT: David Davies
APPELLANT: Councilmember Alex Padilla

5. **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 August 21, 2003

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

6. **AA 2002-5960 PMLA**
CEQA: ENV 2002-5961-MND
Plan: Mission Hills-Panorama City-North Hills

Council District: 7
Location: 9858 North Lemona Avenue
Expiration Date: Extended
Appeal Status: Further appealable

Public Hearing completed July 17, 2003

AN APPEAL from the entire determination of the Deputy Advisory Agency's approval of a preliminary Parcel Map LA No. AA-2002-5960-PMLA, pursuant to Section 17.53 of the Los Angeles Municipal Code.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Emily Gabel-Luddy (213) 978-1330

APPLICANT: Hua Ma & Vinh Q. Tran

APPELLANTS: Hua Ma & Vinh Q. Tran

7. **APCNV 2002-4063-ZC-ZV-ZAA**

CEQA: ENV-2002-4064-MND

Plan: Sylmar

Council District: 7

Location: 13601 North Glenoaks Boulevard

Expiration Date: 11-15-03

Appeal Status: ZC appealable, if disapproved
ZV further appealable if granted
ZAA not further appealable

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 No. 53805, from RA-1-K to (T)(Q)RD6 Zone, for a proposed one-lot subdivision for a maximum of seven new detached condominium units and two single-family lots on a 2.03 net acre site.

STAFF RECOMMENDS APPROVAL OF (T)(Q)RD6; APPROVAL OF ZONE VARIANCE;
AND DENIAL OF ZONING ADMINISTRATOR'S ADJUSTMENT

Emily Gabel-Luddy (213) 978-1327

APPLICANT: Robert B. Lamishaw/Juan Zamora
Represented by JPL Zoning Services/Westcon Engineering, Inc.

8. **TENTATIVE TRACT NO. 53805**

CEQA: ENV-2002-4064 MND

Plan: Sylmar

Council District: 7

Location: 13601 North Glenoaks Boulevard

Expiration Date: 11-15-03

Appeal Status: Further appealable

Public Hearing completed December 12, 2002

AN APPEAL from part of the decision by the Advisory Agency in approving Tentative Tract No. 53805, to permit a proposed one-lot subdivision for a maximum of seven new detached condominium units and two single-family lots on a 2.03 net acre site.

STAFF RECOMMENDS DENIAL OF APPEAL

Emily Gabel-Luddy (213) 978-1327

APPLICANT: Westcon Engineering, Inc.

APPELLANT: Harriet Rose

9. TENTATIVE TRACT NO. 53868-MOD

CEQA: ENV-2002-2393 MND

Plan: Sylmar

Council District: 7

Location: 16035-16059 Yarnell Street

Expiration Date: N/A

Appeal Status: Further appealable

PUBLIC HEARING

AN APPEAL from the decision by the Advisory Agency in approving a Modification of Tentative Tract No. 53868, to permit a proposed subdivision for 43 new single-family lots on an 8.83 acre site.

STAFF RECOMMENDS DENIAL OF APPEAL

Emily Gabel-Luddy (213) 978-1327

APPLICANT: Rancho Cascades Investments, LLC

APPELLANT: Tom D. Soumas, Jr.

10. 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 20, 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.