

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

NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 20, 2003, 4:30 P.M.
AIRTEL PLAZA HOTEL
7277 Valjean Avenue, Van Nuys, California 91406

CORRECTED AGENDA

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 7.

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.

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

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. Minutes for January 16, 2003

3. APCNV 2002-3244-ZC-BL-CU-ZV
CEQA: ENV 2002-3245 MND
Plan: Mission Hills-Panorama City-
North Hills

Council District: 7
Location: 15530 San Fernando Mission Blvd.
Expiration Date: 2/22/03
Appeal Status: Appealable

Public Hearing completed 1/10/03

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, to permit a zone change incident to Tentative Tract No. 53586, from R1-1 to (T)(Q)R3-1; and

BUILDING LINE REMOVAL, pursuant to Section 12.32R of the Municipal Code, to remove a 28-foot building line on the south side of San Fernando Mission Boulevard; and

VARIANCE, pursuant to Section 12.22 A 23(a)(3) to permit a building height of 59 feet in lieu of 40 feet maximum; and

CONDITIONAL USE, pursuant to Section 12.24 W 37, to allow a parking lot in the (T)RS & A2-1 Zones; and pursuant to Section 12.24 W 27, to allow a commercial corner development with deviations for the construction of a 23,400 square foot office building, 3-stories (59 feet in height), with 17 subterranean and 55 surface parking spaces for a total of 72 parking spaces.

STAFF RECOMMENDS DISAPPROVAL AS FILED; AND APPROVAL OF THE ZONE CHANGE TO (T)(Q)C2-1; APPROVAL OF THE BUILDING LINE REMOVAL; APPROVAL OF THE VARIANCE; AND APPROVAL OF THE CONDITIONAL USE PERMITS

Robert Duenas (213) 978-1172

APPLICANT: Jay Arteaga

4. **APCNV 2002-2396-ZC-ZAA-ZAD**
CEQA: ENV 2002-2393 MND
Plan: Sylmar

Council District: 7
Location: 16035-16059 Yarnell Street
Expiration Date: N/A
Appeal Status: Appealable

Public Hearing completed 11/21/02

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, to permit a zone change incident to Tentative Tract No. 53868, from (T)RA-1, A2-1 to RD6; and

ZONING ADMINISTRATOR'S ADJUSTMENT, pursuant to Section 12.28 of the Municipal Code, to permit a reduced lot area of 4,909.6 in lieu of 6,000 lot area for the 60th unit; and

ZONING ADMINISTRATOR'S DETERMINATION, pursuant to Section 12.24 X2 of the Municipal Code, to permit an 8-foot wall in lieu of the 6-foot limit; for a proposed two lot subdivision for a maximum new 60-unit detached condominium project and one single family lot on a 8.83 acre lot.

STAFF RECOMMENDS DISAPPROVAL AS FILED; AND APPROVAL OF THE ZONE CHANGE TO RD6 FOR LOT NO. 1; DISAPPROVAL OF THE ZONE CHANGE TO RD6 FOR LOT NO. 2; DISAPPROVAL OF ZONING ADMINISTRATOR'S ADJUSTMENT; AND APPROVAL IN PART OF ZONING ADMINISTRATOR'S DETERMINATION

David Kuntzman (213) 978-1326

APPLICANT: Rancho Cascades Investments, Inc./Marvin L. Sobel

5. **TENTATIVE TRACT NO. 53868-A2**
CEQA: ENV-2002-2393 MND
Plan Area: Sylmar

Location: 16035-16059 Yarnell Street
Council District: 7
Expiration Date: 1/21/03 (extended)
Appeal Status: Further appealable to City Council

PUBLIC HEARING

TWO APPEALS from the decision by the Advisory Agency in approving Tentative Tract No. 53868, to permit a proposed two lot subdivision for a maximum new 60-unit detached condominium project on Lot No. 1 and one existing single-family to remain on Lot No. 2, on an 8.83 acre site.

STAFF RECOMMENDS DENIAL OF APPEALS

Emily Gabel-Luddy (213) 978-1327

APPLICANT: Rancho Cascades Investments, LLC

APPELLANTS: Tom D. Soumas, Jr. (A1); Rancho Cascades Investments, LLC (A2)

6. **ZA 2000-3814(PAB)(PA)-A1**
CEQA: ENV 2000-3817-MND
Plan: Sylmar

Council District: 7
Location: 13763 Foothill Boulevard
Expiration Date: 3-02-03
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-M, of a request to modify the following prior conditions: Condition No. 7 - To permit the service or consumption of alcoholic beverages within the patio area; Condition No. 9 - To permit the patio area hours of operation to be from 11 p.m. to 2 a.m. daily; and Condition No. 13 - To permit a "Happy Hour" to be offered Monday through Friday from 2 p.m. to 6 p.m. and approval pursuant to Los Angeles Municipal Code Section 12.24-M, of an approval of plans, modifying condition number 9 increasing the hours of patio use from 11 p.m. to midnight daily.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Jon Perica (213) 978-1306

APPLICANT: Peride Rufinelli/R&W Enterprises

APPELLANT: Kenneth Holm/Maclay House Corporation

7. **ZA 2002-0356 (CUB)(CUX)-A1**
CEQA: ENV 2002-0357-MND
Plan: Sun Valley

Council District: 7
Location: 9752 Glenoaks Boulevard
Expiration Date: 2-4-03 (Extended)
Appeal Status: Not further appealable

Continued from 2/6/03

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's denial pursuant to Los Angeles Municipal Code Sections 12.24-W,1 and 18, of a conditional use permit to allow the sale and dispensing of beer and wine only for on-site consumption and public dancing, in conjunction with a proposed 2,000 square-foot bar and dance hall with occupancy load of 68 patrons and having hours of operation from 1 p.m. to 2 a.m. Monday through Sunday.

STAFF RECOMMENDS DENIAL OF THE APPEAL

Jon Perica (213) 978-1306

APPLICANT: Kim Rosenthal

APPELLANT: Kim Rosenthal

8. 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, March 6, 2003
at Airtel Plaza Hotel
7277 Valjean Avenue
Van Nuys, CA 91406

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.