

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

**NORTH VALLEY AREA PLANNING COMMISSION  
THURSDAY, DECEMBER 16, 2004, 4:30 P.M.  
MARVIN BRAUDE CONSTITUENT CENTER  
6262 VAN NUYS BOULEVARD, FIRST FLOOR  
VAN NUYS, CA 91401**

Sandor L. Winger, President  
George Stavaris, Vice President  
David Honda, Commissioner  
Dr. John Lett, Sr., Commissioner  
Tony Torres, Commissioner

Gabriele Williams, Commission Executive Assistant II  
(213) 978-1247; 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 Nos.: 3, 6, 7 and 8.

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, CA 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 the 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 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.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 the 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 90<sup>th</sup> 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. **ZA-2004-3033-ZV-ZAA-1A**

**CEQA:** ENV-2004-3034-ND

**Plan:** Sunland-Tujunga-Lakeview  
Terrace-Shadow Hills- East  
La Tuna Canyon

**Council District:** 2

**Location:** 10045, 10047 and 10051  
Pinewood Ave.

**Expiration Date:** 1/4/05

**Appeal Status:** ZV further appealable to Council, if disapproved; ZAA not further appealable.

**PUBLIC HEARING**

**APPEAL**, from the Zoning Administrator's denials, pursuant to Charter Section 562 and Los Angeles Municipal Code (LAMC) Sections 12.27 and 12.28-A, of: 1) a Variance from LAMC Section 12.21-A,4(a) to permit 47 parking spaces in lieu of the 51 parking spaces required, in conjunction with the non-permitted conversion of a recreation room into two (2) additional units which would require 4 additional parking spaces for a total of 51 on-site parking spaces; and 2) a Zoning Administrator's Adjustment from LAMC Section 12.10-C,4 to: a) permit the continued use and maintenance of the two non-permitted created/converted 28<sup>th</sup> and 29<sup>th</sup> units in addition to the legally permitted 27-unit apartment building and b) permit a total of 29 dwelling units on a 21,768 sq. ft. site in lieu of the required 23,000 sq. ft. of lot area in the R3-1 zone of the site.

**APPLICANT:** Aric Streit  
Robert Lamishaw, JPL Zoning Services, Representative

**APPELLANT:** Same

**STAFF RECOMMENDS DENY THE APPEAL.**  
Lourdes Green, (213) 978-1313.

4. **APCNV 2004-0696-ZC**  
**CEQA:** ENV 2004-697-MND  
**Plan:** Mission Hills-Panorama City-  
North Hills

**Council District:** 7  
**Location:** 8745 Cedros Avenue  
**Expiration Date:** N/A  
**Appeal Status:** Appealable  
to City Council, if disapproved.

Public Hearing held on July 15, 2004.

**ZONE CHANGE**, incident to Tentative Tract No. 60909, pursuant to Section 12.32 of the Los Angeles Municipal Code, from RA-1 to RD3-1, for the proposed subdivision for a maximum 8-unit condominium project on a 0.59 net acre lot.

**APPLICANT:** Brookview-Noble 8, LLC/Michael Tharp

**STAFF RECOMMENDS APPROVAL OF (T)(Q)RD3-1.**  
Emily Gabel-Luddy, (213) 978-1327

5. **APCNV 2004-0787-ZC**  
**CEQA:** ENV 2004-788-MND  
**Plan:** Mission Hills-Panorama City  
North Hills

**Council District:** 7  
**Location:** 9125 and 9127 Noble Avenue  
**Expiration Date:** N/A  
**Appeal Status:** Appealable  
to City Council, if disapproved.

Public Hearing held on August 5, 2004.

**ZONE CHANGE**, incident to Tentative Tract No. 60770, pursuant to Section 12.32 of the Los Angeles Municipal Code, from RA-1 to RD3-1, for the proposed subdivision for a maximum 8-unit condominium project on a 0.59 net acre lot.

**APPLICANT:** Brookview-Noble 8, LLC/Michael Tharp

**STAFF RECOMMENDS APPROVAL OF (T)(Q)RD3-1.**  
Emily Gabel-Luddy, (213) 978-1327

6. **VESTING TENTATIVE TRACT NO. 54004-1A**

**CEQA:** ENV 2002-7556-MND

**Plan:** Sunland-Tujunga-Shadow Hills-  
Lake View Terrace-East La  
Tuna Canyon

**Council District:** 7

**Location:** 11673 Terra Vista Way

**Expiration Date:** 12/19/04

**Appeal Status:** Further appealable  
to City Council.

PUBLIC HEARING

**APPEAL**, from part of the decision of the Advisory Agency in approving VTT 54004, for a 16-residential lot and 1 open space lot subdivision.

**APPLICANT:** Eugene & Lily Schonberger, TRS

**APPELLANT:** Mary Benson

**STAFF RECOMMENDS DENY THE APPEAL.**  
Emily Gabel-Luddy, (213) 978-1327

**NOTE:** *The Area Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.*

7. **AA-2003-2654-PMLA-1A**

**CEQA:** ENV 2003-2653-MND

**Plan:** Northridge

**Council District:** 12

**Location:** 8840 N. Balboa Blvd.

**Expiration Date:** 11/29/04

**Appeal Status:** Further appealable  
to City Council.

PUBLIC HEARING

**APPEALS**, from the entire decision of the Advisory Agency in approving the 3-parcel single-family project, for a proposed new three (3) parcel single-family development on a 0.64 net acre lot.

**APPLICANT:** LGR Properties, Owner  
Larry Gray, Representative

**APPELLANTS:** 1. Orlando Moreno  
2. Alex Plascencia

**STAFF RECOMMENDS DENY THE APPEALS.**  
Lynn Harper, (213) 978-1349.

8. **AA-2003-4364-PMLA-1A**  
**CEQA:** ENV 2003-4365-MND  
**Plan:** Northridge  
**Council District:** 12  
**Location:** 8830 N. Balboa Blvd.  
**Expiration Date:** 11/29/04  
**Appeal Status:** Further appealable to City Council.

PUBLIC HEARING

**APPEAL**, from the entire decision of the Advisory Agency in approving the 3-parcel single-family project, for a proposed new three (3) parcel single-family development on a 0.86 net acre lot.

**APPLICANT:** Alex Plascencia, Owner  
BMI Associates, Representative

**APPELLANT:** Martin Rodriguez  
Cary S. Reisman, Representative

**STAFF RECOMMENDS DENY THE APPEAL.**  
Lynn Harper, (213) 978-1349.

9. **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, January 6, 2005** at the **Marvin Braude Constituent Center**  
**6262 Van Nuys Blvd.**  
**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) 978-1247.