

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, MARCH 20, 2008, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Victor Sampson, President
J. Richard Leyner, Vice President
Richard L. Corona, Commissioner
Juan Rodriguez, Commissioner
Vacant, Commissioner

Fely C. Pingol, Commission Executive Assistant
(213) 978-1300; 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 NO. 3:

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, 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 agenda item here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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. **DIR-2007-2819-SPP-1A**

CEQA: ENV-2007-2820-CE
Plan: Sunland-Tujunga-Lake View-
Terrace-Shadow Hills-East-La
Tuna Canyon

Council District: 2
Location: 9619 W. Hillrose Street
Expiration Date: 03/28/08
Appeal Status: Not further appealable to
City Council by Applicant

PUBLIC HEARING

AN APPEAL, of the Director of Planning's Determination, pursuant to Section 11.5.7 C6 of the Los Angeles Municipal Code, of a Project Permit Compliance Review under the SanGabriel/Verdugo Mountains Scenic Preservation Specific Plan. The appeal relates to the conditional approval of the construction of a new 9,176 square foot two-story single-family dwelling, with an attached 924 square foot four-car garage, a total of 10,100 square feet on an existing 18,085.5 square foot lot zoned RA-1-K. The two appellants are appealing the entire determination.

PROJECT: Construction of a Single Family Dwelling with an attached garage in the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan.

APPLICANT: Serjik Esaian, Property Owner

- APPELLANTS:**
- 1. Shadow Hills Property Owners Association
William E. Eick, Representative
 - 2. Linden Leisge, William Twinem, and Joe Keppler
Linden Leisge, Representative

STAFF RECOMMENDS DENIAL OF APPEAL; APPROVAL OF DIRECTOR'S DETERMINATION OF PROJECT PERMIT COMPLIANCE REVIEW.
Claudia Rodriguez (818) 374-5060

4. **APCNV-2007-3418-ZC**

CEQA: ENV-2007-1679-MND
Plan: Mission Hills-Panorama City
North Hills

Council District: 7
Location: 8342 Kester Avenue
Expiration Date: 03/21/08
Appeal Status: Further appealable to
City Council by Applicant

PUBLIC HEARING COMPLETED JANUARY 11, 2008

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 (Suburban Zone) to (T)(Q)RD5-1 (Restricted Density Multiple Dwelling Zone).

PROJECT: Demolition of an existing single-family dwelling and construction of four detached condominiums, two-stories, a maximum of 27 feet in height, with 2-car garage for each unit and 2 guest parking stalls for a total of 10 parking stalls on a 24,898 square foot site. (Note: An additional application for condominium purposes that has yet to be filed will require a separate public notice and hearing before the Advisory Agency.)

APPLICANT: Thavee Sangmanee
Rob Amond Associates, Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE TO (T)(Q) SUBJECT TO
CONDITIONS OF APPROVAL.
Madhu Kumar (213) 978-1162

5. **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, April 03, 2008**
at the **Marvin Braude Constituent Service Center**
6262 Van Nuys Boulevard
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) 978-1300 or by e-mail at Planning APCnorthvalley@lacity.org.