

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

**NORTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, July 17, 2014, 4:30 P.M.  
MARVIN BRAUDE CONSTITUENT SERVICE CENTER  
6262 VAN NUYS BOULEVARD, FIRST FLOOR  
VAN NUYS, CA 91401**

J. Richard Leyner, President  
Oshin Harootonian, Vice President  
Nora Cadena, Commissioner  
Filiberto Gonzalez, Commissioner  
Veronica Padilla, Commissioner

Randa Hanna, 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. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. 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 272, Los Angeles, CA 900152, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. *Note: Materials received after the mailing deadline will be placed in the official case file.***

**Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.**

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 N. Main Street, Los Angeles, California, and are accessible through the internet World Wide Web at [www.planning.lacity.org](http://www.planning.lacity.org).

**In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

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 90<sup>th</sup> 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 – California Environmental Quality Act  
EIR – Environmental Impact Report

ND – Negative Declaration  
MND – Mitigated Negative Declaration  
CE – Categorical Exemption

1. **DEPARTMENTAL REPORT**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meeting – June 5, 2014

D. Election of Officers

3. **ZA-2012-3329-ZV-ZAD-1A**

**CEQA:** ENV-2009-2926-MND-REC1

**Council District:** 7

**Expiration Date:** 7/17/14

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

**Appeal Status:** Zone Variance is  
appealable to City Council if approved

**PUBLIC HEARING**

**Location: 6340-6346 West Sister Elsie Drive**

**Requested Action:**

An appeal of the Zoning Administrator's Decision, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, to approve a Zone Variance granting construction, use, and maintenance of a 2,400 square-foot single-family dwelling and attached two-car garage in lieu of the Maximum Residential Floor Area of 1,147 square-feet as required under Section 12.21-C,10(b)(2); and, pursuant to the Los Angeles Municipal Code Section 12.24-X,28, a Zoning Administrator's Determination granting construction of a 2,400 square foot-single-family dwelling and attached garage fronting on a street that is less than 20 feet wide and less than 20 feet wide from the driveway apron to the end of the Hillside Boundary as required under Section 12.21-C10(i)(2) and (3); a Zoning Administrator's Determination granting a reduced front yard setback of 0 feet in lieu of the required 5 feet and a reduced east side yard of 5 feet 8 inches in lieu of the 12 feet as required under Sections 12.21-C,10(a)(2) and 12.21-C,10(a); and a Zoning Administrator's Determination granting a height of 36 feet in lieu of 30 feet as required under Section 12.21-C10(d); and adopt the action of the Lead Agency in adopting Mitigated Negative Declaration ENV-2009-2926-MND-REC1 as the environmental clearance for this action.

**APPLICANT:** Ali Akbar Mahdi  
Representative: Oscar Ensafi

**APPELLANT:** Joe Barrett, Sunland Tujunga Alliance, Inc.

**Recommended Action:**

**Deny** the appeal; **Sustain the action** of the Zoning Administrator's Decision, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, to approve a Zone Variance granting construction, use, and maintenance of a 2,400 square-foot single-family dwelling and attached two-car garage in lieu of the Maximum Residential Floor Area of 1,147 square-feet as required under Section 12.21-C,10(b)(2); and, pursuant to Section 12.24-X,28 of the Los Angeles Municipal Code, a Zoning Administrator's Determination granting construction of a 2,400 square foot-single-family dwelling and attached garage fronting on a street that is less than 20 feet wide and less than 20 feet wide from the driveway apron to the end of the Hillside Boundary as required under Section 12.21-C10(i)(2) and (3); a Zoning Administrator's Determination granting a reduced front yard setback of 0 feet in lieu of the required 5 feet and a reduced east side yard of 5 feet 8 inches in lieu of the 12 feet as required under Sections 12.21-C,10(a)(2) and 12.21-C,10(a); and a Zoning Administrator's Determination granting a height of 36 feet in lieu of 30 feet as required under Section 12.21-C10(d); and adopt the action of the Lead Agency in adopting Mitigated Negative Declaration ENV-2009-2926-MND-REC1 as the environmental clearance for this action.

**Staff: R. Nicolas Brown (818) 374-5069**

**4. 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, August 7, 2014** 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 Planning Commission Office at (213) 978-1300 or by e-mail at [APCnorthvalley@lacity.org](mailto:APCnorthvalley@lacity.org).