

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JULY 22, 2004, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Michael Mahdesian, President
Thomas Hudnut, Vice President
Nate Brogin, Commissioner
Michael Grobstein, Commissioner
David Iwata, Commissioner

Fely C. Pingol, Commission Executive Assistant
(213) 978-1295; 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. 4, 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, 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 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. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

3. **APCSV 2003-7327(ZC)**

(Related Cases: Tentative Tract 60423)

CEQA: ENV 2003-7328-MND
Plan: Reseda-West Van Nuys

Council District: 3

Location: 18308 Keswick Street

Expiration Date: N/A

Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED APRIL 1, 2004

ZONE CHANGE, incident to subdivision, pursuant to Section 12.32 of the Municipal Code from RA-1 to (T)(Q)RD3-1 for the proposed subdivision for a maximum of a new 5-unit residential detached single-family condominium project on a 0.39 acre site.

APPLICANT: K and H Development

STAFF RECOMMENDS APPROVAL AS FILED.
Pat Brown (213) 978-1326

4. **ZA 2003-4322(ZV)-A1**

CEQA: ENV 2002-4323-MND

Council District: 6

Plan: Van Nuys - North Sherman Oaks

Location: 15163 West Sherman Way

Expiration Date: 05/03/04 ext.

***Continuance from 03/25/04 and
06/24/04***

Appeal Status: Further appealable
to City Council if granted

PUBLIC HEARING

AN APPEAL, from the entire determination of an Associate Zoning Administrator's approval pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B of a variance from Section 12.10-C of the Municipal Code and "Q" Condition No. 1 of Ordinance No. 167,399 to permit 32 dwelling units in lieu of the allowed 26 and 14 dwelling units, respectively, on a lot classified in the (Q)R3-1 Zone

APPLICANT: Farzad Kahanbash

APPELLANT: Joan De Cola

STAFF RECOMMENDS DENIAL OF APPEAL.
Daniel Green (213) 978-1304

5. **ZA 2002-6626(CU)-A1**

CEQA: ENV 2002-6627-MND

Council District: 3

Plan: Reseda-West Van Nuys

Location: 18700 Roscoe Blvd. and
8224 Rhea Ave.

Expiration Date: 12/31/03 ext.

***Continuance from 12/18/03,
02/26/04, 03/25/04, and 05/27/04***

Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from the entire determination of an Associate Zoning Administrator's approval pursuant to Los Angeles Municipal Code Section 12.24-W,49 to permit the three phase construction and improvements to an existing religious facility.

APPLICANT: Bal K. Sarad

APPELLANT: Paul Robertson

STAFF RECOMMENDS DENIAL OF APPEAL.
Jon Perica (213) 978-1306

6. **ZA 2003-8514(ZV)-1A**

CEQA: ENV 2003-8515-MND
Plan: Canoga Park-Winnetka-
Woodland Hills-North Hills

Council District: 3
Location: 21217 West De La Guerra St.
Expiration Date: 08/11/04
Appeal Status: Further appealable
to City Council if granted

PUBLIC HEARING

AN APPEAL, from the entire determination of an Associate Zoning Administrator's approval pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance from Section 12.09-A to allow four dwelling units in the R2-1 Zone; and from Section 12.21-A,4(a) to permit reduced parking for three spaces in lieu of the seven required and to allow those spaces to be open (not within an enclosed/private garage).

APPLICANT: Catherine Politte

APPELLANT: Gordon Murley, Woodland Hills Homeowners Organization

STAFF RECOMMENDS DENIAL OF APPEAL.
Jon Perica (213) 978-1306

7. **ZA 2003-8085(ZV)(ZAA)-1A**

CEQA: ENV 2004-0692-MND
Plan: Canoga Park-Winnetka-
Woodland Hills-North Hills

Council District: 3
Location: 5231 North Alhama Drive
Expiration Date: 08/11/04
Appeal Status: Variance further appealable
to City Council , if granted

PUBLIC HEARING

AN APPEAL, from the entire determination of an Associate Zoning Administrator's approval pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B of a Variance from Section 12.09-A to allow three dwelling units in the R2-1 Zone in lieu of the maximum permitted two dwelling units; from Section 12.21-C,1(g) to allow one parking space within the front yard setback; and from Section 12.21-A,4(a) to allow reduced parking for four spaces in lieu of the five required and to allow all except two of the required parking spaces to not be within a private garage.

APPLICANT: Gary Jacoby

APPELLANT: Gordon Murley, Woodland Hills Homeowners Organization

STAFF RECOMMENDS DENIAL OF APPEAL.
Jon Perica (213) 978-1306

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 South Valley Area Planning Commission
will be held at **4:30 p.m. on Thursday, August 12, 2004**
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) 978-1295.

9. **INCLUSIONARY HOUSING PRESENTATION** - Con Howe and Jane Blumenfeld
Los Angeles City Housing Dept.

For information only.