

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, AUGUST 26, 2004, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

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

Isabel Rosas, Commission Executive Assistant II
(213) 978-1298; 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, 4, 5, 6, 7, AND 9.

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.

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. **ZA 2003-9128 (ZV) (ZAD)-1A**

CEQA: ENV 2003-9129-CE

Plan: North Hollywood

Council District: 4

Location: 11159 La Maida Street

Expiration Date: 06/09/04 (Extended)

Appeal Status: Variance Further Appealable
if Granted

Continuance from 05/27/04 & 7/08/04

PUBLIC HEARING

AN APPEAL, from the entire determination of an Associate Zoning Administrator's denial pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance from Section 12.10-A of the Los Angeles Municipal Code to permit the operation of a yoga studio as not otherwise allowed, and a denial pursuant to Section 12.24-X,7, of the Los Angeles Municipal Code, of a Zoning Administrator's Determination to permit a fence 6 feet 8 inches in height in lieu of the 3 feet 6 inches otherwise allowed in the front yard under Section 12.21-C,(g) of the Code.

APPLICANT: Thomas Henry/Brenda Strong

APPELLANT: Thomas Henry/Brenda Strong

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

4. **TENTATIVE TRACT MAP NO. 60709-1A**

Related Case: None

CEQA: ENV 2004-492-MND
Plan: North Hollywood-Valley Village

Council District: 4
Location: 11142 La Maida Street.
Expiration Date: N/A
Appeal Status: See Below

PUBLIC HEARING

AN APPEAL, from the entire decision by the Advisory Agency in approving Tentative Tract 60709 for an 8-unit residential condominium.

APPLICANT: Mehran Vesdi

APPELLANT: Ramona Fleetwood

STAFF RECOMMENDS DENIAL OF APPEAL.
Joey Vasquez (213) 978-1352

Note: The 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.

5. **APCSV 2004-0691(SPR)- 1A**

CEQA: ENV 2004-0692-MND	Council District: 6
Plan: Van Nuys-North Sherman Oaks	Location: 6640 N. Sepulveda Boulevard
	Expiration Date: 07/04/04 ext.
Continuance from 06/24/04 & 07/08/04	Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, of Site Plan Review Determination regarding construction of a 72-unit, four-story residential apartment building over a three-level subterranean parking structure adjacent to an existing 71-unit apartment building, on a 1.73 acres lot in the R4-1 and [Q]R3-1 Zones.

APPLICANT: Twen Ma

APPELLANT: Lance & Rebecca Thomas

STAFF RECOMMENDS APPROVAL OF APPEAL IN PART SUBJECT TO THE MODIFIED CONDITIONS OF APPROVAL.
Haide Aghassi (213) 978-1220

6. **VTT-54255-1A & ZA-2004-1311-YV-ZAA-1A**

CEQA: ENV 2004-1241-MND
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass Community

Council District: 2
Location: 4170-80 Fair Avenue
Expiration Date: N/A
Appeal Status: See Below

PUBLIC HEARING

AN APPEAL, from the denial by the Deputy Advisory Agency and Zoning Administrator of Vesting Tentative Tract Map No. 54255 and ZA-2004-1311-YV-ZAA to construct 45 residential condominium units in lieu of the permitted 41 condominium units.

APPLICANT: David Mordock, Fair North LLC & Fair South LLC

APPELLANT: David Mordock, Fair North LLC & Fair South LLC

STAFF RECOMMENDS DENIAL OF APPEAL.
Jae Kim (213) 978-1366

Note: The 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. **ZA2003-9154(ZAA)-1A**

CEQA: ENV 2003-9155-MND
Plan: Van Nuys-North Sherman Oaks

Council District: 5
Location: 13101 West Morrison Street and
4933 North Ethel Avenue.
Expiration Date: 07/03/04
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, of conditions, elements or parts of an Associate Zoning Administrator's denial pursuant to Los Angeles Municipal Code Section 12.28 of a request for an Adjustment from Section 12.08-C,1 to allow a 0-foot front yard setback in lieu of the required 20 feet; from Section 12.08-C,2 to allow a 0-foot side yard setback in lieu of the required 5 feet; and from Section 12.21-C,5(b) to allow a 0-foot distance from the front lot line in lieu of the required distance of not more than 55 feet from a front lot line; all in conjunction with the construction, use and maintenance of a new detached two-car garage for an existing single-family dwelling and pursuant to Los Angeles Municipal Code Section 12.28, approval of a request for an Adjustment from Section 12.08-C,1 to allow a 5-foot front yard setback in lieu of the required 20 feet; and from Section 12.21-C,5(b) to allow a 5-foot distance from the front lot line in lieu of the required distance of not more than 55 feet from a front lot line; all in conjunction with the construction, use and maintenance of a new detached two-car garage for an existing single-family dwelling.

APPLICANT: Jeannie Rosen-Alan

APPELLANT: Melissa Keeler

STAFF RECOMMENDS DENIAL OF APPEAL.
Albert Landini (213) 978-1467

8. **APCSV 2003-8187(ZC)**

CEQA: ENV 2003-8184-MND
Plan: Reseda-West Van Nuys

Council District: 3
Location: 7723 North Etiwanda Avenue
Expiration Date: N/A
Appeal Status:

Public Hearing held on June 3, 2004

ZONE CHANGE from RA-1 to (T)(Q) R1-1, to create three single family parcels from one 22,000 square foot lot.

APPLICANT: Hildy Carpenter (O) Robert Lamishaw (R)

STAFF RECOMMENDS APPROVAL OF (T)(Q) R1-1
Lynn Harper (213) 978-1349

9. **ZA 2003-0044(CU)(ZAD)-1A**

CEQA: ENV 2003-4208-MND)REC)
Plan: Canoga Park-Winnetka

Council District: 3
Location: 5726 Fallbrook Avenue

Woodland Hills

Expiration Date: 04/09/04 ext.

Appeal Status: Not further appealable
to City Council

***Continuance from 02/26/04,
06/24/04, and 07/08/04***

PUBLIC HEARING

AN APPEAL, from the entire determination of an Associate Zoning Administrator's denial pursuant to Los Angeles Municipal Code Section 12.24-W,9 for a Conditional Use to permit the continued use of a single-family dwelling as a house of worship (synagogue) in the R1 Zone, and pursuant to Los Angeles Municipal Code Section 12.23-X,20, denial of a Zoning Administrator's Determination to permit shared parking for 19 surface parking spaces for the proposed house of worship with an existing church located across Fallbrook Avenue.

APPLICANT: Averm Shlomof

APPELLANT: Kevin K. McDonnell

STAFF RECOMMENDS DENIAL OF APPEAL.
Anik Charron (213) 978-1307

10. 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, September 9, 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) 978-1298.