

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

**SOUTH VALLEY AREA PLANNING COMMISSION  
THURSDAY, SEPTEMBER 09, 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. 6, 7, 8, 9, 10, 11 and 12:

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

C. Review of Commission By Laws and Procedures regarding timely submittal of materials to the Area Planning Commission - Ken Fong

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

**CEQA:** ENV 2003-4208-MND)REC)

**Plan:** Canoga Park-Winnetka  
Woodland Hills

**Council District:** 3

**Location:** 5726 Fallbrook Avenue

**REVIEW OF DRAFT CONDITIONS OF APPROVAL ONLY.**

**No Public Comment will be taken. At its meeting of August 26, 2004, the Area Planning Commission closed the public hearing and granted the appeal with modified Conditions of Approval.**

Anik Charron, (213) 978-1307

3. **CPC 2002-1263(ZC)(MSC)**

**CEQA:** CPC 20023-1264-ND

**Plan:** Reseda-West Van Nuys

**Council District:** 3

**Location:** Various

**Expiration Date:** N/A

**Appeal Status:** N/A

PUBLIC HEARING COMPLETED JANUARY 14, 2004

**REVIEW AND COMMENT ONLY**

The Reseda Central Business District (CBD) Community Design Overlay District (CDO), Streetscape Plan, and zone changes are intended to enhance the physical appearance of Reseda through Design Guidelines and Standards and Permanent [Q] Qualified Conditions for commercial designated properties along Sherman Way just west of Wilbur Avenue and just east of Lindley Avenue, and along Reseda Boulevard between Kittridge Street and north of Saticoy Street.

APPLICANT: City of Los Angeles

Linn Wyatt (818) 374-5072

4. **APCSV 2004-2296 (SPE)**  
**CEQA:** ENV 2004-2297-CE  
**Plan:** Hollywood

**Council District:** 4  
**Location:** 7080 W. Mulholland Drive  
**Expiration Date:** 09/09/04  
**Appeal Status:** Appealable to City Council

PUBLIC HEARING COMPLETED JUNE 11, 2004

**Applicant requests withdrawal of the entire application.**

**EXCEPTION**, pursuant to Section 11.5.7.F of the Municipal Code, from Section 5.D.3.a (Inner Corridor Regulations - Building Standards, Allowable Building Heights), of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943) to permit a building on a downslope lot with an 11-foot, 3 inch front yard in lieu of the minimum 20 percent of lot depth (23 feet, 8 inches for the property involved) required for lots that abut the Mulholland Drive right-of-way and are 100 feet or more in depth.

New Pursuant to Section 11.5.7.F of the Municipal Code, an **Exception** from Section 5.D.1 (Viewshed Protection) to permit a structure to penetrate the viewshed from Mulholland Drive.

New Pursuant to Section 12.27 of the Municipal Code, a Variance from Section 12.21.A.17(c) to permit a 52-foot tall structure in lieu of the permitted 45-foot tall structure.

The project consists of the proposed construction, use and maintenance of a new single family dwelling with pool and attached garage, 2- stories, with a basement level, 52 feet in height and a floor area of 5,374 square feet, on a 13,691 square-foot lot.

APPLICANT: Raymond LaBrec

STAFF RECOMMENDS DISAPPROVE WITHOUT PREJUDICE.  
Robert Z. Duenas (818) 374-5036

5. **APCSV 2003-9124-SPE**  
**CEQA:** ENV 2003-9125-CE  
**Plan:** Hollywood

**Council District:** 4  
**Location:** 8056 W. Mulholland Drive  
**Expiration Date:** 08/26/04  
**Appeal Status:** Appealable to City Council

PUBLIC HEARING COMPLETED FEBRUARY 27, 2003

**Applicant requests withdrawal of the entire application.**

**EXCEPTION**, pursuant to Section 11.5.7.F of the Municipal Code, from Section 5.D (Inner Corridor Regulations - Building Standards), of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943) to permit the following:

1. Section 5.D.1 to allow an existing single family dwelling and proposed second floor addition to penetrate the view shed from Mulholland Drive;
2. Section 5.D.2 to allow an overall building height of 33 feet in lieu of the maximum 15 feet permitted on an upslope lot in the Inner Corridor;
3. Section 5.D.3.a to allow a 15 foot, 6 inch front yard in lieu of the minimum 32 feet (20% of lot depth) required; and
4. Section 5.D.3.b to allow a 5 foot, 3 inch side yard in lieu of the minimum 7 feet, 6 inches (20% of lot width) required.

The project consists of a 1,101 square foot second story addition to an existing one-story single family residence with a 2-car attached garage, not to exceed 32 feet, 4 inches in height, on a 11,385 square foot lot. Note: An application for Design Review and Project Permit Compliance will be filed separately.

APPLICANT: Morris Halperin

STAFF RECOMMENDS DISAPPROVE WITHOUT PREJUDICE.  
Robert Z. Duenas (818) 374-5036

6. **APCSV 2004-0610(ZC)**

**CEQA:** ENV 2004-0611-MND

**Council District:** 6

**Plan:** Van Nuys-North Sherman Oaks

**Location:** 6941-6943 Hazeltine Avenue

**Expiration Date:** 09/11/04

**Appeal Status:** Appealable to City Council

PUBLIC HEARING COMPLETED JULY 30, 2004

**ZONE CHANGE**, pursuant to Section 12.32 of the Municipal Code from [T][Q]RD5-1(Restricted Density Multiple Dwelling Zone) to RD3-1 (Restricted Multiple Dwelling Zone) for the westerly 150-foot depth of the subject property. The proposed project consists of development over the entire property with 26 dwelling units, 51 parking spaces, on a combined area of 42,240 sq. ft.

APPLICANT: Eddie Chan

STAFF RECOMMENDS APPROVAL Lynda Smith (213) 978-1170

7. **DIR 2003-4622(DRB)(SPP)-1A**

**CEQA:** ENV 2003-4623-CE

**Council District:** 3

**Plan:** Canoga Park-Winnetka-  
Woodland Hills-Warner Center

**Location:** 4511 Saltillo St.

**Expiration Date:** 09/09/04 ext.

**Appeal Status:** Not further appealable.

PUBLIC HEARING

**AN APPEAL**, of the Director of Planning's Determination of Design Review and Project Permit Compliance Disapproval - Mulholland Scenic Parkway Specific Plan for the construction of a new 2,220 square-foot (including an attached two-car garage), two-story, single-family residence, on a 12,017 square-foot lot. The maximum proposed building height is 36 feet. The project is in the outer corridor, upslope, and not visible from Mulholland Drive.

APPLICANT: Donald Trujillo, Owner

APPELLANT: Donald Trujillo

STAFF RECOMMENDS DENIAL OF APPEAL.  
Daniel O'Donnell (818) 374-5066

8. **ZA 2003-4322(ZV)-1A**

**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, 05/27/04,  
06/24/04. and 07/22/04**

**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

9. **ZA 2004-1453(F)-1A**

**CEQA:** ENV 2004-1454-CE

**Council District:** 4

**Plan:** Sherman Oaks-Studio City-  
Toluca-Lake

**Location:** 4337 Clybourn Avenue

**Expiration Date:** 09/11/04

**Appeal Status:** Not further appealable

PUBLIC HEARING

**AN APPEAL**, from the Zoning Administrator's approval pursuant to Los Angeles Municipal Code Section 12.24-X,7, of the construction, use, and maintenance of an 8-foot in height fence within the required front yard setback area of an existing single-family dwelling.

APPLICANT: Susan Duff

APPELLANT: Celeste Radocchia

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

**AFTER 6:30 P.M.**

10. **ZA 2004-1378(CUB)-1A**

**CEQA:** ENV 2004-1379-CE  
**Plan:** Canoga Park-Winnetka-  
Woodland Hills-West Hills

**Council District:** 3  
**Location:** 21347 West Ventura Boulevard  
**Expiration Date:** 09/28/04  
**Appeal Status:** Not further appealable

PUBLIC HEARING

**AN APPEAL** of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,1, of a Conditional Use Permit for the sale and dispensing of alcoholic beverages for on-site wine tasting in conjunction with an existing retail grocery store.

APPLICANT: Michael Bescanson, Whole Foods Markets

APPELLANT: Gordon Murley

STAFF RECOMMENDS DENIAL OF APPEAL.  
Gary Booher (213) 978-1308

11. **ZA 2004-1367(CUB)-1A**

**CEQA:** ENV 2004-1368-ND

**Plan:** Canoga Park-Winnetka-  
Woodland Hills-West Hills

**Council District:** 3

**Location:** 20801 West Ventura Boulevard

**Expiration Date:** 09/28/04

**Appeal Status:** Not further appealable

PUBLIC HEARING

**AN APPEAL** of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,1, of a Conditional Use Permit for the sale and dispensing of beer and wine only for off-site consumption, in conjunction with an existing retail store in the C4-1LD Zone.

**APPLICANT:** Aimee Magnuson, Target Corporation

**APPELLANT:** Gordon Murley

**STAFF RECOMMENDS DENIAL OF APPEAL.**

Gary Booher (213) 978-1308

12. **ZA 2004-1172(YV)(ZAA)(ZAD)-1A**

**CEQA:** ENV 2004-0692-MND

**Plan:** Canoga Park-Winnetka-  
Woodland Hills-North Hills

**Council District:** 4

**Location:** 7207 Woodrow Wilson Drive

**Expiration Date:** 09/08/04

**Appeal Status:** Not further appealable

PUBLIC HEARING

**AN APPEAL** of the Zoning Administrator's denial, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, of a variance from Section 12.21-A,17(c) of the Los Angeles Municipal Code to permit the proposed construction, use and maintenance of a single-family dwelling with a height of 63 feet in lieu of the 45 feet permitted on a lot where the slope is greater than 66 percent in a Hillside Area.

**APPLICANT:** Mark Perez, Representative  
Hrach Javadvesian, Structural Solutions

**APPELLANT:** Mark Perez, Representative  
Hrach Javadvesian, Structural Solutions

STAFF RECOMMENDS DENIAL OF APPEAL.  
Gary Booher (213) 978-1308

13. **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 23, 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.