

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, OCTOBER 14, 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

Fely C. Pingol, Acting 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, 7, 8, 12, AND 13

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. **ELECTION OF OFFICERS**

2. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

3. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

4. **DIR 2001-5287(SPP)(M2)**

CEQA: ENV 2001-5343-CE
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 5960 Canoga Avenue
Expiration Date: 10/14/04
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, relates to: 1) the applicant's failure to bring the Project before the Woodland Hills-Warner Center Neighborhood Council; 2) a change in plans; 3) a discrepancy in the Transportation Impact Assessment (TIA) fee assessed; 4) no parking plans or parking spaces; and 5) no landscape plan. (No appeals were filed on either the March 14, 2002 Project Permit Compliance Approval or the April 15, 2004 modification to the Project Permit Compliance Approval).

Project is for the demolition of an existing 2,072 square-foot automobile service station/convenience market building and the construction of a new 7,550 square-foot, two story building consisting of: 1) a 2,550 square-foot office space; 2) a 2,635 square-foot convenience market; 3) a 1,000 square-foot dry cleaner; and 4) a 1,365 square-foot coffee shop. The net increase on the site is 5,478 square feet. The existing 12 vehicle fueling positions (VFP) number and location will remain unchanged. The accompanying canopies will be remodeled.

APPLICANT: Bhupinder Mac
Oscar Ensafi, Representative

APPELLANT: Gordon Murley, Woodland Hills Homeowners Organization

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

5. **TENTATIVE TRACT MAP NO. 61310-1A**

CEQA: ENV 2004-3803-CE
Plan: Encino-Tarzana

Council District: 12
Location: 17600 Burbank Boulevard
Expiration Date: 10/20/04
Appeal Status: See Below

PUBLIC HEARING

AN APPEAL from the decision by the Advisory Agency in approving Tentative Tract Map No. 61310 to permit the condominium conversion of an existing 57-unit apartment building on a 1.05 net acre lot in the R3-1 Zone with 125 parking spaces.

APPLICANT: White Oak Garden Associates

APPELLANT: Lee Ambers

STAFF RECOMMENDS DENIAL OF APPEAL.
Simon Pastucha (213) 978-1445

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.

6. **TENTATIVE TRACT MAP NO. 60217**

CEQA: ENV 2003-5310-MND
Plan: Reseda-West Van Nuys

Council District: 3
Location: 18819 Topham Street
Expiration Date: 10/27/04
Appeal Status: See Below

PUBLIC HEARING

AN APPEAL from part of the decision of the Advisory Agency in approving Tentative Tract No. 60217 for a I-lot subdivision for a maximum 10-detached single-family residential condominium.

APPLICANT: Coast to Coast Development

APPELLANT: Tarzana Residents Against Poor Property Development

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.

7. **TENTATIVE TRACT MAP NO. 60963-1A**
(Related Case: ZA 2004-4196(ZAA)-1A)

CEQA: ENV 2004-3060-MND
Plan: North Hollywood-Valley Village

Council District: 2
Location: 5027 Colfax Avenue
Expiration Date: 10/15/04
Appeal Status: See Below

PUBLIC HEARING

AN APPEAL from the decision by the Advisory Agency in approving Tentative Tract No. 60963 for four units in lieu of the requested five units, and an appeal of the denial of ZA 2004-4196 by the Associate Zoning Administrator to permit the fifth unit to be based on 1,204 square feet of lot area in lieu of the required 1,500 square feet.

APPLICANT: Laser Construction, Inc.

APPELLANT: Laser Construction, Inc.

STAFF RECOMMENDS DENIAL OF APPEAL.
Emily Gabel-Luddy (213) 978-1327

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.

8. **ZA 2004-4196(ZAA)-1A**
(Related Case: Tentative Tract Map No. 60963)

CEQA: ENV 2004-3060-MND
Plan: North Hollywood-Valley Village

Council District: 2
Location: 5027 Colfax Avenue
Expiration Date: 10/15/04
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL of the Zoning Administrator's denial, pursuant Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment to permit the density of the fifth unit in a proposed five-unit condominium with 1,204 square-foot of lot area in lieu of the required 1,500 square-foot of lot area per dwelling unit as required by Section 12.09.1-B, 4. [EGL]
(Note: The Advisory Agency's approval for a 4-unit condominium in lieu of the requested 5-unit condominium pursuant to Tentative Tract Map No. 60963 has also been appealed by the applicant.)

APPLICANT: Asher Tal/Laser Construction, Inc.
Ronald Cargill, Representative

APPELLANT: Asher Tal/Laser Construction, Inc.

STAFF RECOMMENDS DENIAL OF APPEAL.
Emily Gabel-Luddy (213) 978-1327

9. **APCNV 2003-6235(ZC)(ZAA)**
(Related Case: Tentative Tract No. 60176)

CEQA: ENV 2003-6236-MND
Plan: Reseda-West Van Nuys

Council District: 3

Location: 18550 Strathern Street

Expiration Date: 10/14/04

Appeal Status: Zone Change not further
appealable to City Council; Zoning
Administrator's Adjust not further appealable.

PUBLIC HEARING COMPLETED FEBRUARY 5, 2004

ZONE CHANGE, incident to subdivision, pursuant to Section 12.32 OF THE Municipal Code
from RA-1 to (T)(Q)R1-1 Zone;

ZONING ADMINISTRATOR'S ADJUSTMENT, pursuant to Section 12.28 of the Municipal
Code to permit a deviation from the lot area to 4,849 square feet in lieu of the required 5,000
for Lot No. 6 in the R1-1 Zone.

Project is for a proposed subdivision for a maximum of a 4-lot single-family subdivision on
0.72 net acre lot.

APPLICANT: Fred Tahmasbi/JPL Zoning Services

STAFF RECOMMENDS DISAPPROVAL OF ZONE CHANGE AS FILED AND DISMISSAL
OF THE ZONING ADMINISTRATOR'S ADJUSTMENT AS FILED.
Pat Brown (213) 978-1326

10. **AA 2003-7991(PMLA)-A1**

CEQA: ENV 2003-7992-CE
Plan: Encino-Tarzana

Council District: 3

Location: 6008 North Melvin Avenue

Expiration Date: 09/23/04 ext.

Appeal Status: Further appealable
to City Council if granted

Continuance from 09/23/04

PUBLIC HEARING COMPLETED JULY 01, 2004

AN APPEAL, of the wording in Condition 11d of the Advisory Agency's July 30, 2004
Conditional Approval of AA 2003-7991(PMLA) to create two single family parcels from one
51,000 square foot lot.

APPLICANT: Sylvia Sapir, Owner
Jerome Buckmelter, Representative

APPELLANT: Melody Acres Neighborhood Association
Cheryl Anne Woodard, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
Lynn Harper, (213) 978-1349

11. **AA 2004-1259(PMLA)-A1**

CEQA: ENV 2003-1260-CE	Council District: 2
Plan: North Hollywood-Valley Village Planning Area	Location: 11935 West Riverside Drive
	Expiration Date: 09/23/04 ext.
	Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED AUGUST 15, 2004

AN APPEAL, from Bureau of Engineering Condition No. 5c. And Department of Transportation Condition No. 10, or AA 2004-1260-PMLA Determination Letter dated August 13, 2004, requiring the improvement of an alley adjacent and adjoining the subject site to the width of 20 feet, together with any necessary removal and reconstruction of existing improvements, and vehicular access to the site limited to the alley only.

APPLICANT: Jack Perry, Owner
Harvey Goodman, Representative

APPELLANTS: Carol C. Smotherman, Susan Bolt, Meir Sharony, Jeannie Calaba, Betty Biza, Stephanie Drachkovitch, Wilda Rokos, Sean McManhan, Jim Huppenthal, and Tom Peterson representing the Valley Village Homeowners Association

STAFF RECOMMENDS DENIAL OF APPEAL.
Lynn Harper, (213) 978-1349

12. **ZA 2004-2611(ZAA)-1A**

CEQA: ENV 2004-2612-CE	Council District: 3
Plan: Canoga Park-Winnetka- Woodland Hills-West Hills	Location: 22537 West Friar Street
	Expiration Date: 11/02/04
	Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denials, pursuant to Los Angeles Municipal Code Section 12.28, of: 1) an Adjustment from Section 12.07-C,1 of the Code to permit an addition to an existing single family dwelling observing a front yard of 31 feet in lieu of the prevailing setback of 51 feet; and 2) an Adjustment from Sections 12.07-C,2 and 12.21-C,5(e) of the Code to permit a west side yard of 5 feet 6 inches in lieu of the required 10 feet for a proposed accessory living quarters.

APPLICANT: Evelyn Volk
Stephen Malin, Representative

APPELLANT: Evelyn Volk
Stephen Malin, Representative

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

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

CEQA: ENV 2002-6627-MND
Plan: Reseda-West Van Nuys

Council District: 3

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, 05/27/04,
07/22/04, and 09/23/04***

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,9 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

14. **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, October 28, 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.