

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, OCTOBER 28, 2004, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

David Iwata, President
Nate Brogin, Vice President
Tina Choi, Commissioner
Michael Grobstein, Commissioner
Thomas Hudnut, 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, 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. **ZA 2003-9154 (ZAA)-1A**

CEQA: ENV 2003-9154-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 ext.
Appeal Status: Not further appealable
to City Council

Continuance from 08/26/04

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

4. **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

Continuance from 10/14/04

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.

5. **APCSV 2004-1239-ZC-ZAD**

CEQA: ENV 2004-1240-MND
Plan: Canoga Park - Winnetka -
Woodland Hills - West Hills

Council District: 3
Location: 6917-6923 Owensmouth Avenue
Expiration Date: 10/30/04
Appeal Status: Zone change is appealable by applicant to City Council if disapproved; Zoning Administrator's Determination is appealable to City Council

PUBLIC HEARING COMPLETED SEPTEMBER 13, 2004

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code from [Q]C1-1VL (Limited Commercial Zone) and R1-1VL (One-Family Zone) to (T)(Q)C2-1VL (Commercial Zone); and

ZONING ADMINISTRATOR'S DETERMINATION, pursuant to Section 12.24 X 22 of the Municipal Code from Section 12.21.1A 10 to allow a building height of 45 feet within a distance of 0 to 49 feet from an R zoned lot in lieu of the maximum 25 foot high building permitted and to allow a building height of 45 feet within a distance of 50 to 99 feet from an R zoned lot in lieu of the maximum 33 foot high building permitted.

Project is for a proposed demolition of existing buildings and **construction of a 14,500 square foot office building** that will be 45 feet in height and three stories, with 29 surface parking spaces on a 16,000 square foot lot.

APPLICANT: Peter Baer

STAFF RECOMMENDS APPROVAL OF (T)(Q)C2-1VL AND ZONING ADMINISTRATOR'S DETERMINATION SUBJECT TO CONDITIONS.
Patricia Diefenderfer (213) 978-1478

6. **APCSV 2003-8805-ZC**

CEQA: ENV 2003-8806 ND
Plan: North Hollywood

Council District: 2
Location: 11051 West Victory Boulevard
Expiration Date: 10/30/04
Appeal Status: Zone change is appealable by applicant to City Council if disapproved; Zoning Administrator's Determination is appealable to City Council

PUBLIC HEARING COMPLETED SEPTEMBER 10, 2004

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code from C1.5-1VL (Limited Commercial Zone) and P-1VL (Automobile Parking Zone) to [T][Q]C1.5-1VL (Limited Commercial Zone) for the proposed addition of 13,915 square feet of floor area to facilitate the expansion of an existing 121,660 square foot retail store, for a total of 135,575 square feet, with a 6,438 square foot garden center, one-story, approximately 20-feet high, with 623 proposed parking spaces, on a 10.8 acre lot.

APPLICANT: Kenneth Keiter, Lee and Keiter Development Company

STAFF RECOMMENDS APPROVAL OF [T][Q]C1.5-1VL.

Robert Z. Duenas (818) 374-5036

7. **ZA 2004-1628-ZAA-1A**

CEQA: ENV 2004-1631-CE

Plan: Van Nuys - North Sherman Oaks

Council District: 5

Location: 12951 West Chandler Boulevard

Expiration Date: 11/09/04

Appeal Status: Not Further Appealable

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment from Sections 12.07.01-C, 2 & 3 to permit a reduced westerly side yard setback of 3 feet and a reduced rear yard setback of 3 feet in lieu of the required 10 and 25 feet respectively, for the proposed conversion of an existing garage to an additional 768 square feet of living space and the addition of 217 square feet to an existing single-family dwelling in the RE 11 Zone.

APPLICANT: Eduardo Rio

APPELLANT: Alexander Freylicher; Alex Mizrahi; and Zarko Matulic

STAFF RECOMMENDS DENIAL OF APPEAL.

Anik Charron (213) 978-1307

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.

Due to the Veteran's Holiday on November 11, 2004, the next regular meeting of the South Valley Area Planning Commission will be held at 4:30 p.m. on Thursday, NOVEMBER 4, 2004 at the Airtel Plaza Hotel and Conference Center, 7277 Valjean Avenue, Van Nuys, CA 91406

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.