

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, NOVEMBER 4, 2004, 4:30 P.M.
AIRTEL PLAZA HOTEL AND CONFERENCE CENTER
7277 VALJEAN AVENUE
VAN NUYS, CA 91406**

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, 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 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.

AGENDA 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/pin/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 2004-2611 (ZAA)1A

CEQA: ENV 2004-2612-CE
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 22537 West Friar Street
Expiration Date: 11/02/04
Appeal Status: Not further
appealable to City Council

Continuance from 10/14/04

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 Yolk
Stephen Malin, Representative

APPELLANT: Evelyn Yolk
Stephen Malin, Representative

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

4. **APCSV-2004-656-ZC-ZV**

CEQA: ENV 2004-657 MND
Plan: Reseda -West Van Nuys

Council District: 3
Location: 7321 North Tampa Avenue
Expiration Date: 11/10/04
Appeal Status: The zone change is appealable by the applicant, if denied. The zone variance is appealable by any aggrieved party.

PUBLIC HEARING COMPLETED SEPTEMBER 1, 2004

ZONE CHANGE, pursuant to Section 12.32 of the municipal Code, a from RA-1 (Suburban Zone) to R2-1 (Two Family Zone) for the entire site;

VARIANCE, pursuant to Section 12.27 of the Municipal Code, a from Section 12.07 to allow early construction of 4 dwelling units on an RA-1 Zoned property; and

ZONING ADMINISTRATOR'S ADJUSTMENT, pursuant to Section 12.28 of the Municipal Code, for a mid-point lot width of approximately 20 feet in lieu of the minimum 50 feet required. Note: This request shall be acted upon by the Advisory Agency, not the Area Planning Commission.

PROJECT: Demolition of a single family dwelling and construction of 2 duplex structures for a total of 4 new dwelling units, each with an attached 2-car garage, 2-stories, approximately 22 feet, 8 inches in height, on a 13,099 square foot lot. Note: A parcel map case has been filed (AA-2004-0605-PM) for subdivision purposes which will require a separate public hearing before the Advisory Agency.

APPLICANT: Dean Pickard

STAFF RECOMMENDS APPROVAL
Robert Duenas (818) 374-5036

5. **APCSV -2004-2789-SPE**

CEQA: ENV 2004-2790 MND

Plan: Reseda-West Van Nuys

Council District: 3

Location: 20924 West Vanowen Street

Expiration Date: 11/10/04

Appeal Status: Further
appealable to City Council

PUBLIC HEARING COMPLETED OCTOBER 1, 2004

EXCEPTIONS, pursuant to Section 11.5.7 F of the Municipal Code, from the following Sections of the Warner Center Specific Plan (Ordinance No. 174,884):

1. Section 10 F 1 to allow a 3-foot landscaped setback from the front lot line in lieu of the minimum 25-foot landscaped setback required;
2. Section 10 F 4 to allow the parking and display of cars for sale within the 25-foot setback which is otherwise not permitted; and
3. Section 7 C 8 A(4)(vii) to allow automobile sales in the Specific Plan's C/I (Commercial/Industrial) land use category which is otherwise prohibited.

PROJECT: Expansion of outdoor automobile sales display area to encroach into front yard area.

APPLICANT: Jacob Ocampo, Dealers Auto Center

STAFF RECOMMENDS APPROVAL.

Robert Duenas (818) 374-5036

6. **DIR 2004-0495-DRB-SPP-A 1**

CEQA: ENV-2004-0496-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 5
Location: 3642 N. Oakfield
Expiration Date: 11/16/04
Appeal Status: Not further
appealable to City Council

PUBLIC HEARING

APPEAL, of the Director of Planning's Determination of Design Review and Project Permit Compliance Disapproval -Mulholland Scenic Parkway Specific Plan.

PROJECT: The construction of a new 4,646 square-foot (including an attached 646 square-foot garage), three-story, single-family residence, on a 18,011 square-foot lot. The project includes a swimming pool. The maximum proposed building height is 33 feet. The project is in the outer corridor, downslope, and visible from Mulholland Drive.

APPLICANT: Shirayr Sharapkhanyan (owner)

APPELLANT: Shirayr Sharapkhanyan

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

7. **DIR 2004-3259-DRB-SPP-1 A**

CEQA: ENV-2004-3260-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 5
Location: 3724 N. Oakfield
Expiration Date: 12/09/04
Appeal Status: Not further
appealable to City Council

PUBLIC HEARING

APPEAL, of the Director of Planning's Determination of Design Review and Project Permit Compliance Conditional Approval -Mulholland Scenic Parkway Specific Plan.

PROJECT: The construction of a new 3,578 square-foot (including 540 square-feet of carport and laundry area), three-story, single-family residence, on a 16,527 square-foot lot. The project includes a swimming pool. The maximum proposed building height is 35 feet, 6 inches. The project is in the outer corridor, downslope and visible from Mulholland Drive.

APPLICANT: Vladimir Palishek (owner/applicant)
Dan Miclea, Progetti Inc. (architect)

APPLICANT: Mike Reilly, neighbor
Barbara Lewis, neighbor

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

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 **5:45 p.m. on Thursday, November 18, 2004***
at the **Marvin Braude Constituent Center**
6262 Van Nuys Boulevard, First Floor
Van Nuys, CA 91401

****Change of date and time due to Thanksgiving Holiday***

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.