

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, DECEMBER 16, 2004, 4:30 P.M.*
OCEAN VIEW HEALTH CENTER
(FORMERLY SHERMAN OAKS WOMEN'S CLUB)
4808 KESTER AVENUE
SHERMAN OAKS, CA 91403**

***THIRD THURSDAY DUE TO CHRISTMAS HOLIDAY
(NOTE: CHANGE OF LOCATION)**

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

Fely C. Pingol, 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. 3, 5 AND 6

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 VICE PRESIDENT**

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

3. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

4. **DIR 2004-0833(DIR)(SPP)-A1**
(Related Case: Tentative Tract No. 61583)

CEQA: ENV 2004-0834-CE
Plan: Reseda-West Van Nuys

Council District: 4
Location: 3115 N. Ellington Drive
Expiration Date: 12/23/04
Appeal Status: Not further appealable to City Council.

PUBLIC HEARING

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

For the construction of a new 2,334 square-foot (including an attached 2-car garage), three-story, single family residence, on a 5,842 square-foot lot. The maximum proposed building height is 33 feet, 10 inches. The project is in the outer corridor, downslope, and not visible from Mulholland Drive.

APPLICANT: Eduardo Asturias, Owner

APPELLANT: Martin Pasetta, Jr.

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

5. **APCSV 2004-5409(ZC)(SM)**

(Related Case: Tentative Tract No. 61583)

CEQA: ENV 2004-5343-MND

Plan: Reseda-West Van Nuys

Council District: 3

Location: 18343 Ingomar Street

Expiration Date: N/A

Appeal Status: Zone Change further
appealable to City Council.

PUBLIC HEARING COMPLETED NOVEMBER 5, 2004

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code from RA-1 (Suburban Zone) to R1-1 (One-Family Zone); and

SLIGHT MODIFICATION, pursuant to Section 12.28 of the Municipal Code from Section 12.08 C 4 to permit lot widths of 48 feet, 4 inches for all proposed lots in lieu of the minimum 50 feet required. **NOTE:** This request shall be acted upon by the Advisory Agency, not the Area Planning Commission. A separate case has been filed (Tentative Tract Map No. 61583) for subdivision purposes which will require a separate public hearing before the Advisory Agency.

APPLICANT: Shawn Evenhaim, Village Homes Corporation

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)R1-1 AND DENIAL WITHOUT PREJUDICE THE SLIGHT MODIFICATION REQUEST FOR A REDUCED LOT WIDTH.

Robert Z. Duenas (818) 374-5036

6. **VESTING TENTATIVE TRACT MAP NO. 61583 AND
RELATED CASE NO. ZA 2004-6930(SM)**

CEQA: ENV 2004-5343-MND

Plan: Reseda-West Van Nuys

Council District: 3

Location: 18343 Ingomar Street

Expiration Date: N/A

Appeal Status: See Below

PUBLIC HEARING

AN APPEAL from part of the decision by the Advisory Agency in approving Vesting Tentative Tract No. 61583 composed of a new six-lot single-family development on an approximately 38,438 square foot lot in the RA-1 Zone, **and** in approving a **SLIGHT MODIFICATION** to allow reduction of lot widths to 48 feet, 4 inches in lieu of the required 50 feet.

APPLICANT: Village Homes Corp.

APPELLANT: Oscar San Roman

STAFF RECOMMENDS DENIAL OF APPEAL.
Richard Gervais (213) 978-1364

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. **ZA 2004-4840(ZAA)-1A**

CEQA: ENV 2004-4861-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake

Council District: 4
Location: 4039 Cody Road
Expiration Date: 01/05/05
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code (LAMC) Section 12.28, of a Zoning Administrator's Adjustment from LAMC Section 12.07.01-C,4 to permit Parcel A with 32,251 square-foot of lot area and Parcel B with 34,917 square-foot of lot area, (Parcel Map Exemption No. AA-2004-621-PMEX), in lieu of the minimum 40,000 square-foot of lot area in the RE40 zone.

APPLICANT: Bruce Peters
Amy Studarus, Representative

APPELLANT: Martha Henderson
Irwin Feinberg, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
R. Nicolas Brown (213) 978-1314

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 **4:30 p.m.** on **Thursday, January 13, 2005** at the **Marvin Braude Constituent Center**
6262 Van Nuys Boulevard, First Floor
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.