

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JANUARY 27, 2005, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

David Iwata, President
Thomas Hudnut, Vice President
Tina Choi, Commissioner
Michael Grobstein, Commissioner
Patricia Patano, Commissioner

Fely C. Pingol, Commission Executive Assistant
(213) 978-1294; 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, 7, AND 8:

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.

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 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:

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

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

3. **APCSV 2003-9045(ZC)**

Related Case: Tentative Tract 60460

CEQA: ENV 2003-9022-MND
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 7125 and 7135 Glade Avenue
Expiration Date: n/a
Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED JUNE 17, 2004

ZONE CHANGE, incident to subdivision, pursuant to Section 12.32 of the Municipal Code, from R1-1 to (T)(Q)RD2-1 for a proposed subdivision for a maximum 21-unit residential condominium project on a 1.06 net acre lot.

APPLICANT: Chuck Francouer, Mortgage Development

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE TO (T)(Q)RD 2-1 SUBJECT TO
THE CONDITIONS OF APPROVAL.
Heather Dalmont (213) 978-1351

4. **DIR 2004-0833(DIR)(SPP)-A1**

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

Continuance from 12/16/04

Council District: 4
Location: 3115 N. Ellington Drive
Expiration Date: 12/23/04 ext.
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/Applicant

APPELLANT: Martin Pasetta, Jr.

STAFF RECOMMENDS APPROVAL OF REQUEST FOR CONTINUANCE UNTIL
FEBRUARY 10, 2005.
Daniel O'Donnell (818) 374-5066

5. **DIR 2004-5786(SPP)-A1**

CEQA: ENV 2004-5787-CE
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 6051 North De Soto Avenue
Expiration Date: 01/31/05
Appeal Status: Not further appealable to City Council.

PUBLIC HEARING

AN **APPEAL**, of the Director of Planning's Determination of Project Permit Compliance Conditional Approval - Warner Center Specific Plan.

For a change of use, in a 28,167 square-foot portion of an existing 50,000 industrial building, from a social hall/office/warehouse to a public charter school, with a maximum enrollment of 300 students.

APPLICANT: Eugene Selivanov, Ivy Academia

APPELLANT: Gordon Murley, Woodland Hills Homewoners Organization

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

6. **APCSV 2004-4741(ZC)**

CEQA: ENV 2004-4742-MND
Plan: Van Nuys-Sherman Oaks

Council District: 6
Location: 15941-15943 W. Victory Blvd.
Expiration Date: 01/29/05
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED DECEMBER 17, 2004

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from R1-1 (Single Family Residential Zone) and RD1.5-1 (Restricted Density Multiple Family Zone) to RD1.5-1 (Restricted Density Multiple Family Zone).

Project is for the addition of a 5 unit apartment building on a lot with 7 existing apartment units for a total of 12 units. The proposed building will be 2 stories, approximately 25 feet, 8 inches in height, with 10 tandem parking spaces for a total of 17 parking spaces, on a 17,695 square foot lot.

APPLICANT: Uri Arbel

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE TO (T)(Q)RD 1.5-1 SUBJECT TO THE CONDITIONS OF APPROVAL.
Lynda Smith (213) 978-1170

7. **ZA 2004-2144(ZAD)-1A**

CEQA: ENV 2004-2145-MND
Plan: Sherman Oaks-Studio City-Toluca Lake

Council District: 4
Location: 7245 West Sycamore Trail
Expiration Date: 01/27/05 ext.
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's determination approving the construction, use and maintenance of an addition to a single-family dwelling fronting onto a Substandard Hillside Limited Street improved to a roadway width of less than 20 feet and where a minimum 20-foot wide continuous paved roadway is not provided from the driveway apron to the boundary of the Hillside area as set forth in Section 12.21-A,17 of the Municipal Code

APPLICANT: Petur Hliddal

APPELLANT: A. Todd Holland

STAFF RECOMMENDS DENIAL OF APPEAL.
Lourdes Green (213) 978-1313

8. **ZA 2004-3386(ZAD)(ZAA)-1A**

CEQA: ENV 2004-3387-MND
Plan: Hollywood

Council District: 4
Location: 2649 La Cuesta Drive
Expiration Date: 02/05/05
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL of conditions, elements or parts of an Associate Zoning Administrator's (1) dismissal of a Zoning Administrator's Adjustment to waive a requirement for an automatic fire sprinkler system for a new single-family dwelling as required by Section 12.21-A,17(d)(1) inasmuch as the project will comply with this requirement; and (2) denial of a Zoning Administrator's Adjustment to allow for a height of 49 feet 6 inches in lieu of the 45 feet otherwise permitted in conjunction with the construction, use and maintenance of a new single-family dwelling; and (3) approval of a Zoning Administrator's determination to permit the construction, use and maintenance of a single-family dwelling fronting onto a Substandard Hillside Limited Street that is improved to a roadway width of less than 20 feet and where a minimum 20-foot wide continuous paved roadway is not provided from the driveway apron to the boundary of the Hillside area as set forth in Section 12.21-A,17 of the Municipal Code. .

APPLICANT: Constantine Tziantzis

APPELLANT: Constantine Tziantzis

STAFF RECOMMENDS DENIAL OF APPEAL.
Lourdes Green (213) 978-1313

9. **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, February 10, 2005**

at the Marvin Braude Constituent Center
6262 Van Nuys Boulevard
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) 978-1294.