

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, FEBRUARY 10, 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. 3 AND 4:

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:

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. **DIR 2004-1756(DRB)(SPP)-A1**
Related Case: ZA 86-1069(CUZ)(PA)

CEQA: ENV 2002-1971-MND
Plan: Encino-Tarzana

Council District: 5

Location: 16201 (16221) Mulholland Drive

Expiration Date: 03/22/05

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 Conditional Approval - Mulholland Scenic Parkway Specific Plan.

Project: Replace an existing 6,920 square-foot administrative building with 20,530 square feet of new construction (7,915 square-foot administration space, 6,900 square-foot meeting room, 4,015 square feet of ancillary support areas (lobby, restrooms, etc.), and 1,700 square-foot kitchen and serving area), for a net addition of 13,610 square feet to an existing 73,332 square feet of building area (a total of 86,942 square feet on the site), on a 461,736 square-foot lot.

APPLICANT: Mike Hooper, Bel Air Presbyterian Church (Owner/Applicant)
David Green, Fields Devereaux Architects (Architect)

APPELLANTS: Morteza Rezvani, President
Bel Air Skycrest Property Owners Association

Jenna Abouzeid, President
Bel Air Knolls Property Owners Association

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

4. **DIR 2004-5765(SPP)-A1**

CEQA: ENV 2004-5766-CE
Plan: Encino-Tarzana

Council District: 3
Location: 18251 Ventura Boulevard
Expiration Date: 02/12/05
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 -Ventura-Cahuenga Boulevard Corridor Specific Plan.

Project: Permit the continued maintenance of one existing wall sign, four (4) existing individual awning signs and one existing pole sign, to serve as identification for the current business tenant..

APPLICANT: Elton & Simon Soriano

APPELLANT: Elton & Simon Soriano

STAFF RECOMMENDS TO GRANT THE APPEAL IN PART; ADOPT THE CONDITIONS OF APPROVAL AND FINDINGS OF THE DIRECTOR'S DETERMINATION AS MODIFIED..
Daniel O'Donnell (818) 374-5066

5. **AA 2004-3087(PMLA)-A1**

Related Case: APCSV 2004-3390(ZC)(ZV)(ZAA)(BL)

CEQA: ENV 2004-3088-MND
Plan: Encino-Tarzana

Council District: 3
Location: 6009 North Tampa Avenue
Expiration Date: n/a
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED DECEMBER 2, 2004

AN APPEAL, from the the Advisory Agency's decision in disapproving the three-parcel, single-family project.

Project : A proposed three-parcel single-family development on a 0.47 acre lot, with incidental requests for a Zone Change from RA-1 to R1-1, a Zone Variance to allow three units in the RA Zone prior to the recordation of the final parcel map, but after the approval of the Zone Change from RA to R1; a Zoning Administrator Adjustment to allow a reduced rear yard of 5 feet in lieu of 15 feet, and removal of two Building Line Ordinances - one on Oxnard Street and one on Tampa Avenue.

APPLICANT: Isaac Bitton, Owner
Robert Lamishaw, Representative

APPELLANT: Isaac Bitton, Owner
Robert Lamishaw, Representative

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

6. **APCSV 2004-3390(ZC)(ZV)(ZAA)(BL)**
Related Case: AA 2004-3087(PMLA)

CEQA: ENV 2004-3088-MND
Plan: Encino-Tarzana

Council District: 3
Location: 6009 North Tampa Avenue
Expiration Date: n/a
Appeal Status: Zone change, zone variance (if granted) and building line further appealable to City Council; Zoning Administrator Adjustment not further appealable.

PUBLIC HEARING COMPLETED DECEMBER 2, 2004

ZONE CHANGE, incident to subdivision, pursuant to Section 12.32 of the Municipal Code, from RA-1 to R1-1;

ZONE VARIANCE, pursuant to Section 12.27 of the Municipal Code to allow early construction on three units in the RA zone prior to the recordation of the final parcel map;

ZONING ADMINISTRATOR ADJUSTMENT, pursuant to Section 12.28 of the Municipal Code to allow a reduced rear yard of 5 feet in lieu of 15 feet in the R1 zone; **and**.

BUILDING LINE REMOVAL, on Tampa Avenue and Oxnard Street established by Ordinance 105,340 and 97,939.

Project : Create a new three-parcel single family development on one 20,400 square foot lot.

APPLICANT: Isaac Bitton, Owner
Robert Lamishaw, Representative

APPELLANT: Isaac Bitton, Owner
Robert Lamishaw, Representative

STAFF RECOMMENDS DISAPPROVAL AND ADOPT STAFF FINDINGS.
Lynn Harper (213) 978-1349

7. **APCSV 2004-0540(ZC)**

CEQA: ENV 2004-0541-MND

Plan: Reseda-Van Nuys

Council District: 3

Location: 7228-7232 N. Amigo Avenue

Expiration Date: 02/16/05

Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED JANUARY 07, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from R2-2D (Low Medium 1 Density Multiple Family Dwelling Zone) to R3-2D (Medium Density Multiple Dwelling Zone).

Project:: Demotion of a single family dwelling and duplex and construction of 20 apartment units, 40 feet in height, with 30 garage parking spaces, on a 16,002 square foot lot.

APPLICANT: Amigo Partners, LLC

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE TO (T)(Q)R3-2D SUBJECT
TO THE CONDITIONS OF APPROVAL.

Lynda Smith (213) 978-1170

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, February 24, 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.