

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, FEBRUARY 24, 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. 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 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 ND - Negative Declaration

CE - Categorical
Exemption

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

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

3. **APCSV 2004-7222(ZC)**

CEQA: ENV 2004-4000-MND
Plan: Reseda-West Van Nuys

Council District: 12

Location: 6539 N. Andasol Avenue

Expiration Date: 02/26/05

Appeal Status: Further appealable to City Council.

PUBLIC HEARING COMPLETED SEPTEMBER 01, 2004

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 (Residential Agricultural Zone) to R1-1 (One Dwelling Zone) for the development of single family dwellings on 3 proposed single family lots and the demolition of one existing single family dwelling on a 17,297 square foot lot.

Note: The subdivision application for parcel map AA-2004-3999-PMLA requires a separate public hearing to be held by the Advisory Agency.

APPLICANT: Hagop Basteghian

STAFF RECOMMENDS TO APPROVAL OF ZONE TO (T)(Q)R1-1 SUBJECT TO THE CONDITIONS OF APPROVAL.
Robert Z. Duenas (818) 374-5036

4. **APCSV 2004-5433(ZC)**

CEQA: ENV 2004-4360-MND
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 20415 West Runnymede Street
Expiration Date: 02/26/05
Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED JANUARY 14, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 (Suburban Zone) to R1-1 (One Dwelling Zone) for the development of single family dwellings on 2 proposed single family lots. One existing single family dwelling will be remodeled and retained on a 17,849 square foot lot.

Note: A parcel map application, AA 2004-4359(PMLA) requires a separate public hearing to be held by the Advisory Agency.

APPLICANT: Mark Steinman

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE TO (T)(Q)R1-1 SUBJECT TO
THE CONDITIONS OF APPROVAL.
Robert Z. Duenas (818) 374-5036

5. **TENTATIVE TRACT MAP NO. 61273**

CEQA: ENV 2004-5987-MND
Plan: Sherman Oaks-Studio City-Toluca Lake

Council District: 2
Location: 11163-67 Aqua Vista St.
Expiration Date: 03/05/05
Appeal Status: See Below

PUBLIC HEARING

AN APPEAL from the entire decision by the Advisory Agency in approving Tentative Tract No. 61273 to permit 22 condominium units. Requesting additional guest parking, construction restrictions, landscaping, and enclosure of balconies.

Project is for 22 condominium units on an 18,721 net square foot (1.05 net acre) lot in the R3-1 zone with 55 parking spaces, (2 resident and ½ guest parking spaces per unit).

APPLICANT: Jerry Levy

APPELLANT: Arthur Howard

STAFF RECOMMENDS DENIAL OF APPEAL.
Simon Pastucha (213) 978-1445

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.

6. **ZA 2004-5594(ZAA)**

CEQA: ENV 2004-3088-MND
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 22700 West Mulholland Drive
Expiration Date: 02/28/05
Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment to permit an accessory living quarters 5 feet from the front property line in lieu of being located on the rear half of the lot.

APPLICANT: Fariba Alikhani

APPELLANT: Fariba Alikhani

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

7. **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, March 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.