

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

**SOUTH VALLEY AREA PLANNING COMMISSION  
THURSDAY, MARCH 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, 4, 5, 9, 10, AND 11:

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 90<sup>th</sup> 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

C. Planning Director Hiring Survey and Public Comment

3. **TENTATIVE TRACT MAP NO. 60505**

**CEQA:** ENV 2004-1074-MND

**Plan:** Sherman Oaks-Studio City-Toluca Lake-  
Cahuenga Pass

**Council District:** 4

**Location:** 10862 Bloomfield Street

**Expiration Date:** 03/10/05

**Appeal Status:** See Below

**PUBLIC HEARING**

**AN APPEAL** from the entire decision by the Advisory Agency in disapproving Tentative Tract No. 60505 for 21-units residential condominium subdivision.

**APPLICANT:** Nile Niami

**APPELLANT:** Nile Niami  
James Crisp, Representative

**STAFF RECOMMENDS DENIAL OF APPEAL.**  
Lateef Sholebo (213) 978-1454

**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.**

4. **TENTATIVE TRACT MAP NO. 60506**

**CEQA:** ENV 2004-1072-MND

**Plan:** Sherman Oaks-Studio City-Toluca Lake-  
Cahuenga Pass

**Council District:** 4

**Location:** 10913 West Whipple St. St

**Expiration Date:** 03/10/05

**Appeal Status:** See Below

**PUBLIC HEARING**

**AN APPEAL** from the entire decision by the Advisory Agency in disapproving Tentative Tract No. 60506 for 16-units residential condominium subdivision.

**APPLICANT:** Nile Niami

**APPELLANT:** Nile Niami  
James Crisp, Representative

**STAFF RECOMMENDS DENIAL OF APPEAL.**  
Lateef Sholebo (213) 978-1454

**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.**

5. **VESTING TENTATIVE TRACT MAP NO. 61993 -1A**

**CEQA:** ENV 2004-3211-MND

**Plan:** Canoga Park-Winnetka-Woodland  
Hills-West Hills

**Council District:** 3

**Location:** 6927-6941 Owensmouth  
Avenue & 20702-20712 Hart Street

**Expiration Date:** 03/10/05

**Appeal Status:** See Below

**PUBLIC HEARING**

**AN APPEAL** in part from the decision by the Advisory Agency in approving Tentative Tract No. 61993 to permit the merger and re-subdivision of seven lots into one lot totalling 55,501 net square feet in the proposed RAS4-1VL Zone. The proposed future development is for 47 affordable multi-family apartments and a 4,820 square-foot childcare facility with 65 parking spaces for residents and guests and 10 parking spaces for the child care facility. Also, the applicant is requesting to designate the Owensmouth Avenue frontage as the front yard area.

**APPLICANT:** Owensmouth Hart, LLC.

**APPELLANT:** Owensmouth Hart, LLC

**STAFF RECOMMENDS DENIAL OF APPEAL.**  
Theodore L. Irving (213) 978-1366

**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. **APCSV 2004-3210(ZC)(ZAA)**

**CEQA:** ENV 2004-3211-MND

**Council District:** 3

**Plan:** Canoga Park-Winnetka-Woodland  
Hills-West Hills

**Location:** 6927-6935 Owensmouth Avenue

**Expiration Date:** 03/10/05

**Appeal Status:** Further appealable to City Council.

PUBLIC HEARING COMPLETED JANUARY 18, 2005

**ZONE CHANGE**, pursuant to Section 12.32 B of the Municipal Code, from R1-1VL (Single Family Residential Zone) and [Q]C1-1VL (Commercial Zone) to RAS4-1VL (Residential/Accessory Services Zone); **and**

**ADJUSTMENT**, pursuant to Section 12.28 of the Municipal Code, from 12.11.5 C 3 to permit a 5-foot rear yard for a portion of the site in lieu of the minimum 15 feet required.

**PROJECT:** Demolition of existing single family dwellings and construction of a mixed use project consisting of 47 affordable apartment units and a 4,820 square foot childcare facility for a maximum of 48 children, 3 and 4 stories, 40 feet in height, having 75 parking spaces, including 47 spaces for residents, 18 guest parking spaces, and 10 spaces for the childcare use. The combined lot area is 56,052 square feet. The affordable housing units will be for eligible tenants whose income levels range from 40 to 60 percent of the area's median income levels. The childcare facility will serve children in the toddler to preschool ages, and operate between the hours of 6:30 a.m. to 6:00 p.m., Monday through Friday, with 8 employees.

**APPLICANT:** Dean Pickard

**STAFF RECOMMENDS APPROVAL OF ZONE CHANGE TO (T)(Q)RAS4-1VL SUBJECT TO THE CONDITIONS OF APPROVAL AND APPROVAL OF ADJUSTMENT REQUEST.**  
Robert Z. Duenas (818) 374-5036

7. **AA 2004-3969(PMLA)-A1**

**CEQA:** ENV 2004-3970-CE

**Plan:** Canoga Park-Winnetka-Woodland  
Hills-West Hills

**Council District:** 3

**Location:** 23140 West Gonzales Drive

**Expiration Date:** n/a

**Appeal Status:** Not further appealable to City  
Council

PUBLIC HEARING COMPLETED JANUARY 06, 2005

**AN APPEAL**, from the the Advisory Agency's decision in approving two single-family parcels from one 0.44 acre lot in the R1-1 zone.

**PROJECT::** Create two new single family parcels from one existing 95' x 260' lot. The existing single family house to remain on proposed front Parcel "A" while an existing guest house will remain on proposed flag lot Parcel "B" in the rear of the property.

**APPLICANT:** Aly Ossman, Owner

**APPELLANT:** Gary Salh

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

8. **APCSV 2004-2452(ZC)**

**CEQA:** ENV 2004-2453-ND

**Plan:** Sherman Oaks-Studio City-  
Toluca Lake-Cahuenga Pass

**Council District:** 2

**Location:** 4216 Sunnyslope Avenue

**Expiration Date:** 03/10/05

**Appeal Status:** Further applicable to  
City Council

PUBLIC HEARING COMPLETED SEPTEMBER 13, 2004

**ZONE CHANGE**, pursuant to Section 12.32 of the Municipal Code, from P-1 (Automobile Parking Zone) to C2-1 (Commercial Zone).

**APPLICANT:** Hendrick Hartono

**STAFF RECOMMENDS DENIAL OF ZONE CHANGE REQUEST.**  
Patricia Diefenderfer (213) 978-1478

9. **DIR 2004-0268(DRB)(SPP)-A1**

**CEQA:** ENV 2004-0268-MND

**Plan:** Hollywood

**Council District:** 4

**Location:** 2501 N. Zorada Drive

**Expiration Date:** 03/19/05

**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:** Construction of a new 7,421 square-foot (including an attached 2-car garage), two-story, single-family residence, on a 22,347 square-foot lot.

**APPLICANT:** Juliette Fedida, Owner/Applicant  
Bruno Bondanelli, Representative

**APPELLANTS:** Zorada Drive Residents  
c/o Robert L. Glushon, Esq.

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

10. **DIR 2004-2794(SPP)(SPPA)-A1**

**CEQA:** ENV 2004-2795-MND

**Plan:** Sherman Oaks-Studio City-  
Toluca Lake-Cahuenga Pass

**Council District:** 2

**Location:** 4500 Van Nuys Boulevard

**Expiration Date:** 03/15/05

**Appeal Status:** Not further appealable to City Council.

**PUBLIC HEARING**

**AN APPEAL**, of the Director of Planning's Determination of Project Permit Compliance and Project Permit Adjustment Conditional Approval - Ventura-Cahuenga Boulevard Corridor Specific Plan.

**PROJECT:** Demolition of a one-story structure (movie theater building) and the removal of an on-site corner pylon sign for the subsequent new construction of a two-level, 53,538 square-foot electronics retail store (ground floor and basement level), and a 103,760 square-foot, three-level parking structure; and a Project Permit Adjustment to permit a 33-foot high structure in lieu of the 30 feet permitted.

**APPLICANT:** Jerry Kay

**APPELLANT:** Sherman Oaks Homeowners Association

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

11. **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

***Continued from 02/10/05***

**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

12. **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 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.