

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, AUGUST 25, 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 NO. 3:

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

EIR - Environmental Impact Report

MND - Mitigated Negative Declaration

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

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

3. **ZA 2004-7380(ZAD)-1A**

CEQA: ENV 2004-7381-CE
Plan: Reseda-West Van Nuys

Continued from 07/28/05

Council District: 6
Location: 16852 West Sherman Way
Expiration Date: 08/21/05 ext.
Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's: **1)** Denial, pursuant to Los Angeles Municipal Code Section 12.24-X,20, of a permit for a shared parking authorization for at least ten (10) on-site parking spaces to satisfy the requirements of Condition 11 of Case No. ZA 95-0022(CUB)(CUX); and **2)** the Dismissal, pursuant to Los Angeles Municipal Code 12.24-X,20, of the application request for an 850 square-foot addition to an existing 1,250 square-foot restaurant previously authorized for the sale and dispensing of beer and wine only for on-site consumption, under Case No. ZA 95-0022(CUB)(CUX), since the request for the addition should have been filed as an Approval of Plans, pursuant to Section 12.24- M of the Code.

APPLICANT: Dinora Flores
A. Carolina Abrego-Pineda, Representative

APPELLANT: Dinora Flores
A. Carolina Abrego-Pineda, Representative

STAFF RECOMMENDS DENIAL OF APPEAL..
Gary Booher (213) 978-1308

4. **APCSV 2004-6174(ZC)(BL)**

CEQA: ENV 2004-6175-MND

Council District: 4

Plan: North Hollywood-Valley Village

Location: 4814-4828 N. Cahuenga Blvd.

Expiration Date: 08/28/05

Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED JULY 08, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from R2-1 (Two-Family Zone to RD3-1 (Restricted Density Multiple Dwelling Zone); and

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Municipal Code, of a 35-foot building line on the east side of Cahuenga Boulevard

PROJECT: Demolition of an existing one-story buildings and construction of a 4 duplexes, for a total of 8 condominium dwellings, each with an attached 2-car garage, two stories, approximately 35-feet in height, on a 27,953 square foot lot. Two guest parking stalls will be provided for a total of 18 parking spaces. Note: A subdivision map has yet to be filed for condominium purposes which will require a separate action by the Advisory Agency.

APPLICANT: Ben Safyari, EPCO Consultants, Inc.

STAFF RECOMMENDS DISAPPROVAL OF ZONE CHANGE REQUEST FROM R2-1 TO RD3-1 AND APPROVAL OF BUILDING LINE REMOVAL.
Frank N. Quon (818) 374-5036

5. **AA 2004-7426(PMLA) -A1**

Related Case: ZA 2004-7433(ZAA)

CEQA: ENV 2004-7427-MND

Council District: 6

Plan: Van Nuys-North Sherman Oaks

Location: 15400 - 15404 Valerio Street

Expiration Date: N/A

Appeal Status: Not further appealable to
City Council

PUBLIC HEARING COMPLETED JUNE 16, 2005

AN APPEAL, of Conditions 14c, 14e, and 14f of the Advisory Agency's Letter of Approval regarding the proposed new two-parcel single-family development on a 0.4 acre lot.

APPLICANT: Behzad Piltan, Owner

APPELLANT: Behzad Piltan, Owner

6. **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, September 08, 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.