

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, SEPTEMBER 22, 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, 5, 6, 8, 9, 10, AND 12 :

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 agendized 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 agendized 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 2000-0026(DRB)(MSP)-A1 & A2**

CEQA: ENV 2000-3622-(DRB)
Plan: Hollywood

Continued from 08/11/05

Council District: 4

Location: 3522, 3518 1/4, 3544, and 3514
Multiview Drive

Expiration Date: N/A

Appeal Status: Not further appealable to City
Council

PUBLIC HEARING

AN APPEAL, of the Director of Planning's Determination - Mulholland Scenic Parkway Specific Plan Design Review (DRB).

Pursuant to a Writ of Mandate issued by the Los Angeles Superior Court on June 9, 2005 and as directed by the California Court of Appeal by decision dated December 29, 2004; the South Valley Planning Commission is to conduct a new hearing before an impartial panel on the appeal to the Commission from the March 23, 2001, decision of the Director of Planning.

PROJECT: Construction of five new three-story houses, with a maximum height of 36 feet each, as follows: Lot A's structure will be 5,748 square feet; Lot B's structure will be 6,209 square feet; Lot C's structure will be 5,173 square feet; Lot D's structure will be 5,236 square feet; and Lot E's structure will be 6,648 square feet. The square footage for each of the five houses include garages, decks, and/or balconies. The projects are in the inner and outer corridors and are not visible from Mulholland Drive.

APPLICANT: Nasha L.L.C. (Mikhail Cheban and Boris Shapsis)
Pavel Ivanov

APPELLANTS: Paul Edelman, Santa Monica Mountains Conservancy
Mark Hennessey, Neighbor

STAFF RECOMMENDS DENIAL OF APPEAL
Robert Z. Duenas (818) 374-5072

4. **AA 2004-3838(PMLA)-A1**

CEQA: ENV 2004-3839-MND
Plan: Van Nuys-North Sherman Oaks

Council District: 6
Location: 6728 Sepulveda Blvd.
Expiration Date: 03/14/05 ext.
Appeal Status: Not further appealable to City Council

Continued from 03/24/05, 05/26/05, 06/23/05 and 08/11/05

PUBLIC HEARING COMPLETED JANUARY 06, 2005.

AN APPEAL from the entire Advisory Agency's decision in disapproving the proposed two-parcel, multi-family condominium development on a 2.2 acre lot.

APPLICANT: Edward and Judy Shea

APPELLANT: Edward and Judy Shea
Hagop Sargisian, Representative

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

5. **ZA 2005-2273(PAD)-1A AND**
ZA 1979-0446(PAI)-1A (HISTORIC NO. CUB 79-0446)

CEQA: ENV 2004-7558-CE
Plan: Encino-Tarzana

Council District: 3
Location: 18563 West Ventura Boulevard and 5353 North Mecca Avenue
Expiration Date: 08/24/05 ext..
Appeal Status: Not further appealable to City Council

Continued from 07/28/05

PUBLIC HEARING

APPEALS, from the Zoning Administrator's: **1)** Dismissal, pursuant to Los Angeles Municipal Code Sections 12.24-L and M, of an Approval of Plans under Case No. ZA-1979-446-PA1-1A, (Historic No. CUB 79-446), as an incorrect filing on an existing conditional use permit for a restaurant use, and which was superceded by filing of Case No. ZA 2005-2273-PAD, (appealed by Appellant No. 3 and 4); **2)** Plan Approval Determination, pursuant to Los Angeles Municipal Code Sections 12.24-L and M, of a Deemed Approved Conditional Use and Approval of Plans, to permit upgrading to current standards (including landscaping and lighting) and expansion of an existing 48-space parking lot, (appealed by Appellant No. 2, 3 and 4); **and 3)** an applicant appeal, (Appellant No.1), of Condition No. 6 of the Approval of Plans which requires that the "Use of the parking lot shall be permitted no later than 10 p.m. and no earlier than 7 a.m., daily."

APPLICANT: Robert Horton
Dwight Steinert, Representative

- APPELLANTS
- (1) Robert Horton
Dwight Steinert, Representative
 - (2) Francisco Rodriguez
Mecca Tennis HOA
 - (3) Leonard Shaffer, Tarzana Property Owners
 - (4) Kathy Dello Donne, Tarzana Improvement Association

STAFF RECOMMENDS DENIAL OF APPEAL..
R. N. Brown (213) 978-1314

6. **DIR 2004-7357(SPP)-A1**

CEQA: ENV 2004-7358-CE
Plan: Encino-Tarzana

Council District: 3

Location: 18568 Ventura Boulevard

Expiration Date: 08/16/05

Continued from 07/28/05

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, pursuant to Section 11.5.7.c.6 of the Los Angeles Municipal Code, of the Director of Planning's Determination of Project Permit Compliance Conditional Approval - Ventura-Cahuenga Boulevard Corridor Specific Plan.

PROJECT: Permit the demolition of an existing 8,700 square-foot restaurant and removal of the existing front pylon/pole sign for the subsequent new construction of a two-story, 30-feet in height, 12,827 square-foot commercial building utilized as a retail/pharmacy, on a 14,290 square-foot lot; the installation of two new wall signs and one monument sign; and the continuance and maintenance of off-site parking (48 spaces).

APPLICANT: Omni-Ventura 03 Inc.

- APPELLANTS:
- (1) Omni-Ventura 03 Inc., c/o Dwight Steinert
 - (2) Tarzana Improvement Association, c/o Kathy Delle Donne
 - (3) Mecca Avenue Tennis Homeowners Association, c/o Francisco Rodriquez

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

7. **APCSV 2004-7817(ZC)**

CEQA: ENV 2004-7818-MND
Plan: Reseda-West Van Nuys

Council District: 3
Location: 7131 Baird Avenue
Expiration Date: 09/22/05
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED JUNE 10, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from R2-2D to C2-2D for the demolition of a single family dwelling and construction of an 11,479 square foot office building, up to 3 stories, 41 feet in height, over 28 at-grade parking spaces, on a 12,000 square foot lot.

APPLICANT: Ahmad Azad

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM R2-2D TO (T)(Q)C2-2D SUBJECT TO CONDITIONS OF APPROVAL.
Madhu Kumar (213) 978-1169

8. **DIR 2004-0206(DRB)(SPP)-A1**

CEQA: ENV 2004-0207-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 4
Location: 7141 West Woodrow Wilson Drive
Expiration Date: 10/03/05
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 2,681 square-foot (including an attached 2-car garage), three-story, single-family residence, on a 8,363 square-foot lot. The maximum project height is 36 feet. The project is in the outer corridor, upslope, and not visible from Mulholland Drive.

APPLICANT: David Bond, Owner

APPELLANT: Aaron Mitchell

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

9. **DIR 2005-0413(DRB)(SPP)-A1**

CEQA: ENV 2005-0414-CE
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 4204 Saltillo Street
Expiration Date: 10/03/05
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: New construction of a 2,996 square-foot (including an attached 3-car garage), two-story, single-family residence on a 6,675 square-foot lot. The maximum project height is 36 feet. The project is in the inner corridor, downslope, and not visible from Mulholland Drive.

APPLICANT: Mahnaz Mobasher, Owner

APPELLANT: Gordon Murley

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

10. **TENTATIVE TRACT MAP NO. 63037**

CEQA: ENV 2005-3597-MND
Plan: Van Nuys-North Sherman Oaks

Council District: 2
Location: 13951-13963 W. Sherman Way
Expiration Date: 09/22/05
Appeal Status: See Below

PUBLIC HEARING

AN APPEAL, in part, from the decision by the Deputy Advisory Agency in approving Tentative No. 63037 to permit the merger and resubdivision of three lots into one lot and the construction of a 30-unit condominium on a 24,050 net square foot lot in the R3-1 zone with 62 parking spaces.

APPLICANT: Casa Marbella, LLC

APPELLANT: David R. Sutton

STAFF RECOMMENDS GRANTING OF APPEAL IN PART
Maya Zaitzevsky (213) 978-1416

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.

11. **APCSV 2005-1066(ZC)**
Related Case: Tentative Tract 54230

CEQA: ENV 2003-1067-MND
Plan: Reseda-West Van Nuys

Council District: 6
Location: 6541 Odessa Avenue
Expiration Date: N/A
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED SEPTEMBER 09, 2005

ZONE CHANGE, incident to subdivision, pursuant to Section 12.32 of the Municipal Code, from R1-1 to RD1.5-1 for Tentative Tract 54230 proposed for a total of thirteen residential condominium units on a 0.46 net acre lot.

APPLICANT: Reza Sarafzadeh, Owner
Ronald G. Cargill, Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM R1-1 TO (T)(Q)RD1.5-1 SUBJECT TO CONDITIONS OF APPROVAL.
Heather Dalmont (213) 978-1351

12. **APCSV 2005-2513(BL)(ZV)(ZAA)**

CEQA: ENV 2005-2504-MND
Plan: North Hollywood-Valley Village

Council District: 4
Location: 11556-11612 Burbank Blvd.
Expiration Date: 09/28/05
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED AUGUST 02, 2005

Building Line Removal, pursuant to Section 12.32.R of the Municipal Code, of a 20-foot building line on the south side of Burbank Boulevard established by Ordinance 153,298;

Variance, pursuant to Section 12.27 of the Municipal Code, from a [Q] condition of Ordinance 165,108 to permit a residential density of one unit per every 800 square feet lot area (maximum of 37-dwelling units) in lieu of the one unit per every 1,200 square feet of lot area required;

Adjustment, pursuant to Section 12.28 of the Municipal Code, to permit a five-foot encroachment into the 20-foot Building Line.

PROJECT: Construction of a 37-unit condominium project, with 92 parking spaces on a 30,580 net square foot lot. (Note: A concurrent application has been filed under Tentative Tract No. 62402 for the condominium subdivision with the Advisory Agency).

APPLICANT: Hugh Finkle, H & G Join Venture/Enterprises, Inc.

STAFF RECOMMENDS APPROVAL OF BUILDING LINE REMOVAL AND VARIANCE AND DENIAL OF ADJUSTMENT.
Jim Tokunaga (213) 978-1172

13. **ZA 2005-1413(F)-1A**

CEQA: ENV 2005-0276-MND
Plan: North Hollywood

Council District: 5
Location: 12252 West Otsego Street
Expiration Date: 10/15/05
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 12.24-X,7, of a Zoning Administrator's Determination to permit the continued use and maintenance of a 5-foot 6-inch fence and gate constructed of metal framing and glass panels, located within the front yard setback of a single-family dwelling which exceeds the height of the 3-1/2 feet otherwise permitted by the Municipal Code.

APPLICANT: Derek Hay
Rob Searcry

APPELLANT: Derek Hay
Rob Searcry

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

14. **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, October 13, 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.