

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, OCTOBER 27, 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
Gordon Murley, 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, 6, AND 7 :

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. **TENTATIVE TRACT MAP NO. 61740**

CEQA: ENV 2004-5470-MND

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

Council District:: 2

Location: 4523-4533 Vista Del
Monte Avenue

Expiration Date: 10/31/05

Appeal Status: See Below

PUBLIC HEARING

AN APPEAL, from the entire decision by the Deputy Advisory Agency in approving Tentative Tract No. 61740 for 24-units residential condominium subdivision.

APPLICANT: Barkley Development, LLC, Applicant/Owner

APPELLANT: Concerned Residents of Sherman Oaks; Shari Yaros-Levin
Robert L. Glushon

STAFF RECOMMENDS DENIAL OF APPEAL
Sue Chang (213) 978-1350

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. **AA 2005-4366(PMLA)-A1**

CEQA: ENV 2005-4367-CE
Plan: North Hollywood-Valley Village

Council District: 4
Location: 10748 W. Kling Street
Expiration Date: 11/11/05
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL from the entire Advisory Agency's decision in denying Parcel Map AA 2005-4366(PMLA)

APPLICANT: Steve Nazemi

APPELLANT: Steve Nazemi

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

5. **APCSV 2005-2046(BL)**

CEQA: ENV 2002-6627-MND-REC
Plan: Reseda-West Van Nuys

Council District: 3
Location: 18700 Roscoe Boulevard
Expiration Date: 10/27/05
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED JULY 08, 2005

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Los Angeles Municipal Code, of a 25-foot building line on the south side of Roscoe Boulevard.

PROJECT: Condition 9 g of Case No. ZA 2002-6626-A1 required the filing of a Building Line Removal in conjunction with the following project: Reconfiguration of an existing round temple building by adding 1,400 square feet of storage area, squaring the building; demolition of a 2,900 square-foot single-family dwelling and replacing it with a 3,400 square-foot priest residence (3-bedroom) over a parking lot; and construction of a partial underground parking structure and above it, an 11,411 square-foot building for temple related activities. *(Note: No action is required for approval of the project, by the Area Planning Commission)*

APPLICANT: Bal K. Sarad

STAFF RECOMMENDS APPROVAL OF BUILDING LINE REMOVAL.
Frank N. Quon (818) 374-5036

6. **ZA 2005-1666(ZAA)-1A**

CEQA: ENV 2004-5445-MND
Plan: Van Nuys-North Sherman Oaks

Council District: 2
Location: 5202 North Lemona Avenue
Expiration Date: 11/16/05
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 from Section 12.09.1-B,2 of the Los Angeles Municipal Code to permit the construction, use and maintenance of a five dwelling unit project that observes a 2-foot southerly side yard setback in lieu of the 5 feet required in the [Q]RD1.5-1 Zone.

APPLICANT: Mark Litman, Lemona Sherman Oaks, LLC
Rob Searcy, Representative

APPELLANTS: Mark Litman, Lemona Sherman Oaks, LLC
Rob Searcy, Representative

STAFF RECOMMENDS DENIAL OF APPEAL
Michael Young (213) 978-1325

7. **ZA 1984-0667(PAB)(PA1)-1 A**

CEQA: ENV 2004-7410-CE
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 22160 West Ventura Blvd.
Expiration Date: 05/25/05 ext.
Appeal Status: Not further appealable to City Council

***Continued from 06/23/05 and
08/11/05***

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denials of: **1) a Plan Approval**, pursuant to Los Angeles Municipal Code Section 12.24-M, of plans for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in the front outdoor patio dining area, seating 32 patrons, as an addition to an existing two story restaurant; and **2) a Ventura/Cahuenga Boulevard Specific Plan Compliance Review**, pursuant to the provisions of Section 11.5.7-C of the Code and Ordinance No. 174,052 to permit the continued use of a patio canopy for the outside dining area

APPLICANT: John Makhani, Villa Placere Restaurant
SOUTH VALLEY AREA
PLANNING COMMISSION

APPELLANT: John Makhani, Villa Placere Restaurant
Kevin McDonnell, Representative

STAFF RECOMMENDS DENIAL OF APPEAL
Michael Young (213) 978-1325

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, November 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.