

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, DECEMBER 08, 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, 5, 6, 7, 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. **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 ext.

Appeal Status: See Below

Continued from 10/27/05

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. **ZA 2005-2031(ZAA)-1A**

CEQA: ENV 2005-2032-CE
Plan: Van Nuys-North Sherman Oaks

Council District: 2
Location: 15034 West Magnolia Blvd.
Expiration Date: 12/17/05
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment from Section 12.21-C,1(g) of the Los Angeles Municipal Code to permit the construction, use and maintenance of a multi-family dwelling to encroach 15 feet into a 30-foot building line setback established under Ordinance No. 101,141.

APPLICANT: John Baher
Oscar Ensafi, Representative

APPELLANT: Kevin Chown

STAFF RECOMMENDS DENIAL OF APPEAL
Anik Charron (213) 978-1307

5. **DIR 2005-5002(DRB)(SPP)-A1**

CEQA: ENV 2005-5003-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 4
Location: 6918 - 6920 W. Woodrow Wilson Drive
Expiration Date: 12/27/05
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 3,059 square-foot (including an attached two-car garage), two-story, single-family residence, on a 4,500 square-foot lot. The maximum project height is 35 feet, 6 inches. The project is in the outer corridor, downslope and not visible from Mulholland Drive.

APPLICANT: Gideon Avivi/Gil Zahavi

APPELLANTS: Cahuenga Pass Property Owners Association (CPPOA);
David Kegaries

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

6. **DIR 2005-4996(DRB)(SPP)-A1**

CEQA: ENV 2005-4997-CE

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

Council District: 4

Location: 6944-6946 W. Woodrow Wilson
Drive

Expiration Date: 12/27/05

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 3,059 square-foot (including an attached two-car garage), two-story, single-family residence, on a 4,502 square-foot lot. The maximum project height is 33 feet, 9 inches. The project is in the outer corridor, downslope and not visible from Mulholland Drive.

APPLICANT: Gideon Avivi/Gil Zahavi

APPELLANTS: Cahuenga Pass Property Owners Association (CPPOA);
David Kegaries

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

7. **ZA 2005-2274(CU)-1A**

CEQA: ENV 2005-2275-CE

Plan: Canoga Park-Winnetka-Woodland Hills

Council District: 3

Location: 5762 Fallbrook Avenue

Expiration Date: 12/26/05

Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL from certain conditions of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,51, of a Conditional Use to permit a child care facility in the R1 Zone. Specifically: Condition No. 15 which restricts the placement of playground apparatus within the required 20-foot building line setback fronting on Fallbrook Avenue, Ord. 109301; and Condition No.17 which limits the term of the entitlement grant to ten (10) years.

APPLICANT: Donna Dombrowski

APPELLANT: Donna Dombrowski

STAFF RECOMMENDS DENIAL OF APPEAL
Linn K. Wyatt (213) 978-1473

8. **ZA 2005-2975(CU)-1A**

CEQA: ENV 2005-2976-MND
Plan: North Hollywood-Valley Village

Council District: 2
Location: 13050 West Vanowen St.
Expiration Date: 01/04/06
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Sections 12.24-W,49 and 12.24-F, of a Conditional Use to permit a wireless telecommunications facility involving installation of a monopole with a maximum height of 60 feet in lieu of the maximum 45-foot height established for the R3 Zone, and a rear yard setback of 5 feet in lieu of the required 15 feet established for the R1 Zone.

APPLICANT: Mark Johns, Cingular Wireless;
Steve Kaali, Representative:

APPELLANT: Patrick Dever, Jr.

STAFF RECOMMENDS DENIAL OF APPEAL
Linn K. Wyatt (213) 978-1473

9. **DIR 2005-2310(DRB)(SPP)-A1**

CEQA: ENV 2005-2311-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 5
Location: 3551 N. Oakfield Drive
Expiration Date: 12/28/05
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 3,743 square-foot (including an attached three-car garage), three-story, single-family residence, on a 15,493 square-foot lot. The maximum project height is 45 feet. The project is in the outer corridor, downslope and visible from Mulholland Drive.

APPLICANT: Hugo Gil/Brian Leigh

APPELLANTS: Joan C. Bender, Caryn Fraser, Virginia Hadfield-Hawks

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

10. **DIR 2005-4290(DRB)(SPP)-A1**

CEQA: ENV 2005-4291-CE
Plan: Bel Air-Beverly Crest

Council District: 5
Location: 2766 North Ellison Drive
Expiration Date: 12/28/05
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 Disapproval - Mulholland Scenic Parkway Specific Plan.

PROJECT: Construction of a new 9,387 square-foot (including an attached basement four-car garage), two-story over basement, single-family residence, on a 26,836 square-foot lot. The maximum project height is 35 feet. The project is in the outer corridor, downslope, and not visible from Mulholland Drive.

APPLICANT: Michael R. Shapiro, Owner

APPELLANT: Michael R. Shapiro

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

11. **TENTATIVE TRACT MAP NO. 63132**

CEQA: ENV 2004-4601-MND
Plan: North Hollywood-Valley Village

Council District:: 4
Location: 4609-4611 Denny Avenue
Expiration Date: 12/08/05
Appeal Status: See Below

PUBLIC HEARING

AN APPEAL, in part from the decision by the Deputy Advisory Agency in approving Tentative Tract No. 63132, and appeal of the denial of the zoning administrator's adjustment to permit the 12th unit.

PROJECT: Tentative Tract No. 63132 to permit the merger and resubdivision of two lots into one lot for the construction of a 12-unit condominium on a 18,742 bet square foot site in the RD1,5-1 zone with 30 parking spaces. Also, a zoning administrator's adjustment, pursuant to L.A.M.C Section 17.03-A, to permit the 12th unit to be based on 780 square feet of lot area in lieu of the 1,500 square feet of lot area required in the RD1.5 zone.

APPLICANT: Mojotaba Sajjadieh

APPELLANT: Mojotaba Sajjadieh

STAFF RECOMMENDS DENIAL OF APPEAL
Maya E. Zaitzevsky (213) 978-1416

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, December 22, 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.