

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JANUARY 26, 2006, 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 NO. 4:

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. APCSV 2005-2421(ZC)(BL)

CEQA: ENV 2005-2422-MND
Plan: Reseda-West Van Nuys

Council District: 6
Location: 7361 N. Balboa Boulevard
Expiration Date: 01/14/06
Appeal Status: Further appealable to
City Council

Continued from 01/12/06

PUBLIC HEARING COMPLETED NOVEMBER 28, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from R1-1 (One-Family Zone) to RD1.5-1 (Restricted Density Multiple Dwelling Zone); **and**

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Municipal Code, of a 20-foot building line established by Ordinance No. 106,262 on the west side of Balboa Boulevard.

PROJECT: Construction of five condominium units, 2 stories, 26 feet in height, providing 10 resident parking spaces and one quest space for a total of 11 parking spaces, on an 8,918 square foot lot. (Note: A Tentative Tract Map for condominium purposes will be filed requiring a separate hearing notice before the Advisory Agency.)

APPLICANT: Elliott Rubinstein

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE REQUEST FROM R1-1 TO (T)(Q)RD1.5-1 SUBJECT TO CONDITIONS OF APPROVAL AND APPROVAL OF BUILDING LINE REMOVAL AS FILED.
Frank N. Quon (818) 374-5036

4. **DIR 2004-5472(DRB)(SPP)-A1**

CEQA: ENV 2005-0841-MND
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 5
Location: 13433 West Newcomb Drive
Expiration Date: 02/07/06
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 Approval - Mulholland Scenic Parkway Specific Plan.

PROJECT: Construction of a new 3,228 square-foot (including an attached two-car garage), two-story, single-family residence, on a 6,942 square-foot lot. The maximum project height is 36 feet. The project is in the outer corridor, downslope, and not visible from Mulholland Drive.

APPLICANT: Ani Soghomonian, Owner

APPELLANT: Edward Stieg

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

5. **APCSV 2005-0143(ZC-F)**

Related Case: Tentative Tract 62164

CEQA: ENV 2005-0114-MND
Plan: Reseda-West Van Nuys

Council District: 3
Location: 7327-7333 Tampa Avenue
Expiration Date: N/A
Appeal Status: Further appealable to
City Council by Applicant.

PUBLIC HEARING COMPLETED AUGUST 04, 2005

ZONE CHANGE, incident to subdivision, pursuant to Section 12.32 of the Municipal Code, from RA-1 to (T)Q)RD3-1; **and**

FENCE HEIGHT VARIANCE, pursuant to Section 12.24-X,7, from Section 12.21.C.1(g), of 6 feet in lieu of the 3 ½ feet in the front yard. for a one-lot subdivision for a maximum 8-unit detached residential condominium development

APPLICANT: Tampa Investors, LLC

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)Q)RD3-1 SUBJECT TO CONDITIONS OF APPROVAL AND APPROVAL OF FENCE HEIGHT VARIANCE AS FILED.
Sue Chang (213) 978-1350

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, February 09, 2006**
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.