

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, FEBRUARY 23, 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 NOS. 8, 9, 10, 11, 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. **AA 2005-1533(PMLA)**

CEQA: ENV 2005-1534-CE
Plan: Van Nuys-North Sherman Oaks

Council District: 6
Location: 6732 N. Gaviota Avenue
Expiration Date: 02/27/06
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING COMPLETED JULY 07, 2005

AN APPEAL, from the Advisory Agency decision in approving four rather than three single-family parcels for a proposed four-parcel single-family development with an internal private street on a 0.68 acre lot.

APPLICANT: Armen & George Keshishian

APPELLANT: Councilmember Tony Cardenas
Council District 6

STAFF RECOMMENDS TO GRANT THE APPEAL AND APPROVE THREE SINGLE-FAMILY PARCELS IN LIEU OF FOUR PARCELS AND ADOPT THE AMENDED CONDITIONS OF THE ADVISORY AGENCY.
Lynn Harper (213) 978-1310

4. **APCSV 2004-7875(ZC)**

Related Case: Tentative Tract No. 61757

CEQA: ENV 2004-6881-MND

Plan: Canoga Park-Winnetka-Woodland
Hills-West Hills

Council District: 3

Location: 7011 Remmet Avenue

Expiration Date: 02/28/06

Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED DECEMBER 15, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from R1-1 to R3-1, incident to a one-lot subdivision for a six-unit residential condominium with 12 resident parking spaces and 2 guest parking spaces.

APPLICANT: VICTOR SOKHANSANJ

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM R1-1 TO (T)(Q)R3-1
SUBJECT TO CONDITIONS OF APPROVAL.
Fernando Tovar (213) 978-1349

5. **APCSV 2003-3781(SPE)(SPP)(PA1)**

CEQA: ENV 2005-2607-MND

Plan: North Hollywood-Valley Village

Council District: 5

Location: 12512 Chandler Boulevard

Expiration Date: 01/12/06 extended to
02/23/06

Continued from 01/12/06

Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED OCTOBER 31, 2005

CONDITIONAL USE PLAN APPROVAL, pursuant to Section 12.24 M of the Municipal Code, to permit the co-location of a wireless telecommunication facility, in the R3-1 Zone; **(Requires limited Public Hearing)**

EXCEPTION, pursuant to Section 11.5.7.F of the Municipal Code, from Section 6.B.1.a of the Valley Village Specific Plan (Ordinance No. 168,613) to allow wireless telecommunication antennae and equipment to be installed on the rooftop of an existing apartment building having a maximum height of 55 feet in lieu of the maximum height limit of 36 feet; **and**

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7.C of the Municipal Code, determination with the Valley Village Specific Plan

PROJECT: Installation, use and maintenance of an unmanned wireless telecommunication facility and appurtenant screening material, 55 feet high on the rooftop of an existing apartment building, to be co-located with an existing telecommunication facility.

APPLICANT: Cingular Wiress, Mark Johns

STAFF RECOMMENDS APPROVAL OF REQUESTS AS FILED
Frank N. Quon (818) 374-5036

6. **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 extended to 02/23/06
Appeal Status: Further appealable to City Council

Continued from 01/12/06 and 01/26/06

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

7. **APCSV 2005-7699(ZC)**

CEQA: ENV 2005-7459-MND

Plan: Van Nuys-North Sherman Oaks

Council District: 6

Location: 14402 & 14406 W. Hamlin Street

Expiration Date: 02/26/06

Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED JANUARY 17, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from [Q]C1-1VL-CDO (Commercial Zone) to RAS4-1VL (Residential Accessory Services Zone)

PROJECT: The construction use and maintenance of a five story (over subterranean garage) 36-unit senior housing building with 58 parking spaces. The subject site is approximately 14,651 square feet in size. (Note: A separate Tentative Tract Map case for condominium purposes will be determined by the Advisory Agency).

APPLICANT: Daniel Renner, Shield & Turner, LLP

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM [Q]C1-1VL-CDO TO (T)(Q)RAS4-1VL-CDO SUBJECT TO CONDITIONS OF APPROVAL
Frank N. Quon (818) 374-5036

8. **ZA 2005-1066(CUB)(CU)-1A**

CEQA: ENV 2001-1067-MND

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

Council District: 5

Location: 13300-13302 West Woodbridge St.

Expiration Date: 04/03/06

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, 37, of a Conditional Use to permit the establishment of a 20-stall parking lot in the R3 Zone to be used as overflow parking by an existing restaurant located across the alley, in the C2-1VL Zone.

APPLICANT: Rey Vega, Elizabeth Peterson

APPELLANTS Rita & Marcie Rothman
Brant Dveirrin, Representative

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

9. **ZA 2005-4723(CU)-1A**

CEQA: ENV 2001-1067-MND

Plan: Encino-Tarzana

Council District: 5

Location: 5160 North Haskell Avenue

Expiration Date: 03/05/06

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Sections 12.24-F and 12.24-W, 49, of a Conditional Use to permit the construction, use and maintenance of a wireless telecommunications facility consisting of six panel antennae mounted on a 45-foot tall unipole and associated equipment cabinets and antennae located on the ground on property zoned PF-1XL.

APPLICANT: Anissa Youngblood, Cingular Wireless

APPELLANT: Anissa Youngblood, Cingular Wireless

STAFF RECOMMENDS DENIAL OF APPEAL.

Anik Charron (213) 978-1307

10. **ZA 2005-3008(F)-1A**

CEQA: ENV 2005-0114-MND

Plan: Sherman Oaks-Studio City-
Toluca Lake

Council District: 4

Location: 10063 Toluca Lake Blvd.

Expiration Date: 03/14/06

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 12.24-X, 7, of a Zoning Administrator's Determination granting the construction, use and maintenance of a combination brick and wood siding fence/wall with an overall maximum height of 8 feet within the front yard setback area in lieu of a maximum fence height of 3 feet 6 inches in the front yard setback.

APPLICANT: Steven Blatt, Villa Bella Trust
Valdimir Tomalevski, Representative

APPELLANT: Sean Smith
Kent Y. Mouton, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.

R. Nicolas Brown (818) 374-5069

11. **DIR 2005-6883(DRB)(SPP)-A1**

CEQA: ENV 2005-6884-CE
Plan: Bel Air-Beverly Crest

Council District: 4
Location: 3237 N. Tareco Drive
Expiration Date: 03/28/06
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 Disapproval - Mulholland Scenic Parkway Specific Plan.

PROJECT: New construction of a 3,640 square-foot (including an attached two-car garage), three-story, single family residence, on a 5,437 square-foot lot. The maximum proposed building height is 40 feet. The project is in the Outer Corridor, downslope, and not visible from Mulholland Drive.

APPLICANT: Maritza Pizakop

APPELLANT: Maritza Pizakop

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

12. **DIR 2004-4193(DRB)(SPP)-A1**

CEQA: ENV 2005-4194-CE
Plan: Bel Air-Beverly Crest

Council District: 5
Location: 8747 Skyline Drive
Expiration Date: 03/29/06
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 Conditional Approval - Mulholland Scenic Parkway Specific Plan.

PROJECT: New construction of a 4,196 square-foot (including 2-car attached garage), three-story, single-family residence, on a 14,381 square foot lot. The maximum proposed building height is 36 feet. The project is in the Outer Corridor, downslope, and not visible from Mulholland Drive.

APPLICANT: Dmitry Kashper

APPELLANT: William Pinajian

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

13. **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, March 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.