

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JUNE 08, 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. 3, 5, AND 9 :

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
- C. Minutes of May 11, 2006

3. **DIR-2005-6741-DRB-SPP-A1**

CEQA: ENV 2004-3638-MND
Plan: Canoga Park-Winnetka-Woodland Hills-
West Hills

Council District: 3
Location: 4381 San Blas Avenue
Expiration Date: 06/29/06
Appeal Status: Not further
appealable to City Council

Continued from 05/11/06

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 3,251 square-foot (including an attached 2-car garage), three-story, single family residence, on a 8,593 square-foot lot. The maximum proposed building height is 45 feet. The project is in the outer corridor, upslope, and visible from Mulholland Drive.

APPLICANT: Shafi Sedaghat, Owner

APPELLANT: Dr. Janine Angelotti, Barbara Tarr, Teri Lowe

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

4. **APCSV-2005-1919-ZC-YV**

CEQA: ENV 2005-1910-MND
Plan: Reseda-West Van Nuys

Council District: 3
Location: 18318 Strathern Street.
Expiration Date: N/A
Appeal Status: Further appealable to City Council by Applicant.

PUBLIC HEARING COMPLETED OCTOBER 20, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, from RA-1 to (T)(Q)R1-1 incident to a 6-lot subdivision for 6 detached single-family residences.

VARIANCE, pursuant to Section 12.24 X.7 of the Los Angeles Municipal Code, from Code Section 12.22.C.20(f) to permit a fence height of 9 feet in lieu of the 3 ½ feet in the front Yard.

PROJECT: A six-lot subdivision for the development of 6-detached single-family dwellings on a 1.04 net acre lot.

APPLICANT: Sienna Residential, LLC

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)R1-1 SUBJECT TO CONDITIONS OF APPROVAL; APPROVAL IN PART OF A REQUEST FOR AN OVER-IN-HEIGHT FENCE/WALL.
Simon Pastucha (213) 978-1326

5. **ZA 2005-6476-ZAA-1A**

CEQA: ENV 2005-6477-CE
Plan: Bel Air-Beverly Crest

Council District: 5
Location: 8660 Skyline Drive
Expiration Date: 07/08/06
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment from Section 12.21-A,17(c)(2) of the Los Angeles Municipal Code to permit the construction, use and maintenance of a single-family dwelling, observing a height of 53 feet in lieu of the maximum 45 feet in the RE15-1-H Zone.

APPLICANT: David Abramowitz
Benjamin Reznik, Representative

APPELLANT: David Abramowitz
Benjamin Reznik, Representative

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

6. **APCSV 2004-6781-ZC**

Related Case: AA 2005-0577-PMLA

CEQA: ENV 2004-6782-MND

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

Council District: 3

Location: 21502 W. Cohasset Street.

Expiration Date: N/A

Appeal Status: Further appealable to City
Council by Applicant.

PUBLIC HEARING COMPLETED AUGUST 18, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, incident to Parcel Map, from R1-1 to (T)(Q)RZ3-1 for a maximum new 3-parcel, single-family Development.

APPLICANT: Jocelyn Mackay, Owner

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM R1-1 TO
(T)(Q)RZ3-1 SUBJECT TO CONDITIONS OF APPROVAL.

Lynn Harper (213) 978-1310

7. **APCSV 2005-8918-ZC**

CEQA: ENV 2005-8919-MND

Plan: North Hollywood-Valley Village

Council District: 2

Location: 12430 Lemay Street.

Expiration Date: 05/27/06 ext.

Appeal Status: Further appealable to City
Council by Applicant.

PUBLIC HEARING COMPLETED APRIL 03, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, from R1-1 to R3-1.

PROJECT: Construction of a 2-story, maximum 36 foot high, 13-unit apartment building and one density bonus unit, for a total of 14 units, providing 27 parking spaces In a basement garage on an approximately 10,650 square foot irregular shaped lot.

APPLICANT: Dan Close, Lemay 123, LLC

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM R1-1 TO (T)(Q)R3-1
SUBJECT TO CONDITIONS OF APPROVAL.

Frank N. Quon (818) 374-5036

8. **APCSV 2005-5196-SPE-SPP**

CEQA: ENV 2005-5197-MND
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 5
Location: 14745 Mulholland Drive.
Expiration Date: 05/29/06 ext.
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED APRIL 17, 2006

EXCEPTION, pursuant to Section 11.5.7 F of the Los Angeles Municipal Code, from the following Sections of the Mulholland Parkway Specific Plan (Ordinance No. 167,943):

- a. Section 5.D.3.a to permit a 25-foot front yard setback in lieu of the required minimum 20 percent (46 feet) of the depth of the lot (but not required to exceed a maximum of 40 feet);
- b. Section 5.D.1 to permit the building to penetrate the view shed by six feet which is otherwise not permitted;
- c. Section 5.D.2.c to permit the dwelling to be 45 feet high in lieu of the maximum 40 feet permitted; and

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7 C of the Municipal Code with the Mulholland Scenic Parkway Specific Plan.

PROJECT: Construction of a new 6,296 square foot, 3 story, 45-foot in height, single-family residence, with an attached 3 car garage and a swimming pool, on a 27,791 square foot lot. The lot is a visible, downsloping lot, within the inner corridor of the Mulholland Specific Plan..

APPLICANT: Olga Klein

STAFF RECOMMENDS APPROVAL OF SPECIFIC PLAN EXCEPTION FOR THE FRONT YARD SEETBACKK SUBJECT TO CONDITIONS OF APPROVAL; DISAPPROVAL OF REQUEST FOR THE BUILDING TO PENETRATE THE VIEWSHED AND TO THE DWELLING HEIGHT OF 45 FEET; AND DISMISSAL OF THE PROJECT PERMIT COMPLIANCE DETERMINATION WITH THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN.
Frank N. Quon (818) 374-5036

9. **TENTATIVE TRACT MAP NO. 62945-1A**

CEQA: ENV 2005-4843-MND
Plan: Sherman Oaks-Studio City-

Council District: 2
Location: 11805 Laurelwood Drive
Expiration Date: 04/21/06 ext.
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, in part from decision by the Advisory Agency in approving Tentative Tract 62945.

PROJECT: Tentative Tract Map No. 62945 is located at 11805 Laurelwood Drive, to permit the one lot subdivision for a new 24-unit residential condominium including 6 density bonus units with 48 parking spaces including 6 guest parking spaces on a 26,989 net square foot site in the [Q]RD1.5-1VL zone. Also a request for an approval for a haul route to export 1,000 cubic yards.

APPLICANT: Laurelwood Ventures, LLC

APPELLANT: Studio City Residents Association

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

10. **APCSV 2005-2549-ZC-BL**

Related Case: Tentative Tract 62947

CEQA: ENV 2005-2524-MND
Plan: Canoga Park-Winnetka-Woodland

Council District: 3
Location: 7342-54 De Soto Avenue.
Expiration Date: N/A
Appeal Status: Further appealable to City Council by Applicant.

PUBLIC HEARING COMPLETED FEBRUARY 16, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, from RA-1 to RD1.5-1 and **BUILDING LINE REMOVAL**, incident to 8-unit condominium subdivision..

PROJECT: A tentative tract map for 8-unit condominium subdivision with 16 parking spaces and 4 guest parking spaces on 0.34 net acres (15,000 net square-foot) site zoned RA-1 and designated for Low Medium II Residential in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan. Also a Zone Change incident to subdivision from RA-1 to RD1.5-1.

APPLICANT: Soheil Navidbakhsh

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO
(T)(Q)RD1.5-1 SUBJECT TO CONDITIONS OF APPROVAL.
Lateef Sholebo (213) 978-1454

11. **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, June 22, 2006**
at the **Marvin Braude Constituent Center**
6262 Van Nuys Blvd., 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.