

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JULY 13, 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. 5, 6, 7, 8, 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

3. **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

Continued from 06/08/06

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

4. **APCSV-2005-8176-ZC**

CEQA: ENV 2005-8177-MND

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

Council District: 3

Location: 7357 N. Eton Avenue.

Expiration Date: 07/13/06

Appeal Status: Further appealable to Council by Applicant.

PUBLIC HEARING COMPLETED APRIL 21, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, from R2-1 (Two Family Zone) to R3-1 (Multiple Dwelling Zone) for the construction of a fourteen (14) unit apartment building which will be approximately 32 feet, 6 inches tall with 2 stories over a ground level parking garage which will provide twenty nine parking spaces on an 11,264 square foot lot..

APPLICANT: K. Minas

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM R2-1 TO (T)(Q)R3-1 SUBJECT TO CONDITIONS OF APPROVAL.
Diana Lowrance (213) 978-1169

5. **AA-2006-1435-PMLA-1A**

CEQA: ENV-2006-1436-MND

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

Council District: 3

Location: 23032 West Erwin Street.

Expiration Date: 07/24/06

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, of the Advisory Agency's decision in approving the two-parcel single-family project on a 0.820 acre lot.

APPLICANT: Tala Associates

APPELLANT: Susan Klenner

STAFF RECOMMENDS DENIAL OF APPEAL
Jack Chiang (818) 374-5045

6. **DIR-2006-3464-SPPA-DI-A1**

CEQA: ENV-2004-1653-CE
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 21926 West Ventura Blvd.
Expiration Date: 08/22/06
Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

AN APPEAL, pursuant to Section 11.5.7.c.6 of the Los Angeles Municipal Code, of the Director of Planning's Determination of Project Permit Compliance Modification Conditional Approval – Ventura-Cahuenga Boulevard Corridor Specific Plan.

PROJECT: In conjunction with the use and operation of the existing restaurant, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 Y, a request to the Director of Planning to permit a two (2) parking space reduction (ten percent) in the number of required parking spaces on-site from 20 to 18; and pursuant to LAMC Section 11.5.7.E2(f), a request for an adjustment to a Project Permit Compliance to permit up to a ten percent reduction in the required amount of parking from 18 spaces to 16 spaces. The total reduction in parking of 4 parking spaces.

APPLICANT: Richard Grosso

APPELLANT: Albert Friedman

STAFF RECOMMENDS DENIAL OF APPEAL..
Thomas Lee Glick (818) 374-5062

7. [**APCSV-2005-1562-SPE-SPPM**](#)

Related Cases: [CPC-1999-0055-PP](#); [DIR-2001-1642-SPPM](#)

CEQA: [ENV-2005-1563-MND](#)

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

Council District: 3

Location: 21261 West Burbank Blvd.

Expiration Date: 07/18/06

Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED JUNE 05, 2006

EXCEPTION, pursuant to Section 11.5.7.F of the Los Angeles Municipal Code, from Section 10 A of the Warner Center Specific Plan (Ordinance Nos. 174061, and 174884) to permit a maximum building height of 112 feet, inclusive of the rooftop equipment and heliport, in lieu of the permitted 75 feet for two proposed six-story office buildings in the Project's Phase IV;

MODIFICATION, pursuant to Section 11.5.7 D of the LAMC, of a previously approved Project Permit Compliance approvals (CPC-1999-55-PP and DIR-2001-1642-SPPM) to revise the location, height, number of structures for the Project's Phase IV to two (2) six-story office buildings, each totaling 246,250 square feet of floor area (492,500 square feet combined), a one-story engineer's office/workshop building totaling 1,000 square feet and a one-story restaurant totaling 7,500 square feet, for a total of 501,000 square feet of floor area and a five-level parking structure with 2,000 parking spaces to be constructed adjacent to the southern end of the existing 1,102 space parking structure on the northeast corner of the site, providing a total of 3,102 parking stalls.

PROJECT: Implementation and modification of the unified development's Phase IV under previously approved Project Permits (CPC-1999-55-PP and DIR-2001-1642-SPPM), including demolition of two existing buildings and construction of two (2) six-story office buildings, each totaling 246,250 square feet of floor area (492,500 square feet combined), a one-story engineer's office/workshop building totaling 1,000 square feet and a one-story restaurant totaling 7,500 square feet, for a total of 501,000 square feet of floor area within Phase IV, and completion of a five-level parking structure with 2,000 parking spaces to be constructed adjacent to the southern end of the existing 1,102 space parking structure on the northeast corner of the site, providing a total of 3,102 parking stalls. The proposed modification is in-lieu of the previous approval of two five-story office buildings (each 180,000 square feet), a four-story office (122,610 square feet) and child-care building (9,000 square feet), a single-story retail/restaurant building (9,375 square feet) and five-level parking garage and a four-and-a-half level above-grade parking structure providing a total of 2,893 parking spaces. At the completion of the revised Phase IV, the entire unified development will provide a total of 1,298,607 square feet of office, restaurant, and retail and a total of 5,310 parking spaces.

APPLICANT: Curtis J. Stephenson, LNR Warner

STAFF RECOMMENDS APPROVAL OF EXCEPTION AND MODIFICATIONS.AS FILED
SUBJECT TO CONDITIONS OF APPROVAL; DISAPPROVAL, AS PART OF THE
MODIFICATION, THE REMOVAL OF THE 9,000 SQUARE-FOOT CHILD CARE CENTER
AND A 10,000 SQUARE-FOOT OUTDOOR PLAYGROUND AREA.

8. **TENTATIVE TRACT MAP NO. 65315-1A**

CEQA: ENV-2005-8544-MND
Plan: North Hollywood-Valley Village

Council District: 2
Location: 4852-4856 N. Laurel Canyon
Boulevard
Expiration Date: 07/23/06
Appeal Status: Further appealable to City
Council

PUBLIC HEARING

AN APPEAL, from part of the decision by the Advisory Agency in approving Tentative Tract 65315 for 1-lot subdivision for a maximum 11-unit residential condominium project.

APPLICANT: Laurel Canyon Mk2, LLC

APPELLANTS: DHS Associates

STAFF RECOMMENDS GRANTING OF APPEAL.
James Quinn (213) 978-1351

9. **TENTATIVE TRACT MAP NO. 63259-1A**

CEQA: ENV-2005-8491-MND
Plan: North Hollywood-Valley Village

Council District: 4
Location: 11303 Huston Street
Expiration Date: N/A
Appeal Status: Further appealable to City
Council

PUBLIC HEARING

AN APPEAL, from part of the decision by the Advisory Agency requiring public street dedications as part of the approval of Tentative Tract 63259 for 5-unit residential condominium subdivision.

APPLICANT: Yaagov Wilker, Applicant

APPELLANT: John Cardoso

STAFF RECOMMENDS DENIAL OF APPEAL.
Lateef Sholebo (213) 978-1454

10. **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, July 27, 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.