

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, SEPTEMBER 14, 2006, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Matt Epstein, President
Gordon Murley, Vice President
George Andros, Commissioner
Steve Cochran, Commissioner
Barbara Romero, 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. 4, 7, AND 8:

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 agenda 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 agenda item here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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-2005-2262-SPE-PA-SPP**

CEQA: ENV-2005-6885-ND

Plan: Encino-Tarzana

Council District: 5

Location: 17404 W. Ventura Boulevard

Expiration Date: 09/16/06

Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED JULY 31, 2006.

SPECIFIC PLAN EXCEPTION, pursuant to Section 11.5.7.F 1(f) of the Los Angeles Municipal Code, to permit the location of a wireless telecommunication facility along a designated Scenic Highway within the Ventura-Cahuenga Corridor Specific Plan (Ordinance No. 174,052);

EXCEPTION, pursuant to Section 11.5.7 F of the Municipal Code, from Section 7.E.1.c.2 of the Ventura-Cahuenga Corridor Specific Plan (Ordinance No. 174, 052) to allow wireless telecommunication antennae and equipment to be installed on the rooftop of an existing office/retail building having a maximum height limit of 43 feet, 10 inches, in lieu of the maximum height limit of 30 feet;

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7 C of the Municipal Code, with the Ventura-Cahuenga Corridor Specific Plan; **and**

CONDITIONAL USE PLAN APPROVAL, pursuant to Section k12.24 M of the Municipal Code, to add additional telecommunication antennae and equipment to an existing telecommunication facility.

PROJECT: Installation, use and maintenance of an unmanned wireless telecommunication facility and appurtenant screening material, 43 feet, 10 inches high on the rooftop of an existing office/retail building to be co-located with an existing telecommunication facility. Twelve panel antennae will be installed on the roof, the antennae will be façade mounted and painted to match the color of the building.

APPLICANT: Cingular Wireless

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

4. **AA-2005-7662-PMLA-1A**
Related Case: ZA-2006-0957-ZAA &
AA-2004-2252-PMEX

CEQA: ENV 2005-7663-MND
Plan: Reseda-West Van Nuys

Council District: 12
Location: 6250 N.Lindley Ave.
Expiration Date: 09/15/06
Appeal Status: Not further
appealable to
City Council

PUBLIC HEARING

AN APPEAL, from the entire decision of the Advisory Agency in disapproving the Parcel Map on a proposed four-parcel, single-family development on a 29,200 square foot lot.

APPLICANT: Camille Zeitouny

APPELLANTS: Camille Zeitouny

STAFF RECOMMENDS DENIAL OF APPEAL.
Lynn Harper (213) 978-1467

5. **APCSV-2004-6400-BL**
Related Case: TT-61684

CEQA: ENV 2004-6386-MND
Plan: Encino-Tarzana

Council District: 5
Location: 4857 Hayvenhurst
Avenue
Expiration Date: N/A
Appeal Status: Further
appealable to City Council

PUBLIC HEARING COMPLETED JULY 21, 2005

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Municipal Code, of a 40-foot building line on the west side of Hayvenhurst Avenue, established by Ordinance No. 106,825.

PROJECT: Demolition of one single-story house, a guest house, accessory structures and a swimming pool, and new construction of 9 single-family dwellings. The request is filed incidental to Tentative Tract No. 61684 for a 9 lot single-family subdivision. The subject site contains 52,075 net square feet after required dedications and is zoned R1-1. No. 65277 and the Zoning Administrator's approval of ZA-2006-1345-ZAA.

APPLICANT: Henry Barigian

STAFF RECOMMENDS APPROVAL OF BUILDING LINE REMOVAL
Fernando Tovar (213) 978-1349

6. [APCSV-2005-9236-ZC-SPE-CU-SPP](#)

CEQA: ENV 2005-9237-MND

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

Council District: 3

Location: 22621 W. Ventura
Boulevard.

Expiration Date: 09/14/06

Appeal Status: Zone Change
further appealable to City Council
by applicant

PUBLIC HEARING COMPLETED JULY 28, 2006

ZONE CHANGE, pursuant to Section 12.32 F of the Municipal Code,
from C1.5-1VLD (Limited Commercial Zone) and P-1VLD (Automobile
Parking Zone) to (T)(Q)C1.5-1VLD (Limited Commercial Zone);

EXCEPTION, pursuant to Section 11.5.7 F of the Municipal Code, from
Section 6 B 3 of the Ventura/Cahuenga Specific Plan (Ordinance No. 174,052)
to permit a Floor Area Ratio of 1.13:1 in lieu of the maximum allowable Floor Area
Ratio of 1.0:1;

CONDITIONAL USE, pursuant to Section 12.24 W 24 (a) of the Municipal Code,
to permit a motel within 500 feet of an A and R Zone; **and**

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7.C of the Municipal Code,
with the Ventura/Cahuenga Specific Plan (Ordinance No. 174,052).

PROJECT: Demolition of an existing 28,000 square foot, 43 room motel and
**construction of a new 35,200 square foot, 86 room motel, 3 stories, 30 feet in
height**, with 74 underground parking spaces, and 24 ground floor parking spaces,
for a total of 98 parking spaces.

APPLICANT: Bhikhabhai A, Patel, Holiday Inn Express

STAFF RECOMMENDS APPROVAL OF REQUESTS AS FILED.
Lynda J. Smith (213) 978-1170

7. [ZA-2005-6560-CU-1A](#)

CEQA: ENV 2005-9237-MND

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

Council District: 3

Location: 4881 N. Topanga Canyon Blvd.

Expiration Date: 09/14/06

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-W,49 and 12.24-F, of a Conditional Use authorizing the installation, use and maintenance of an unmanned wireless telecommunications facility mounted behind 8-foot in height parapet screening panels on the roof of an existing building with an overall height of 31-foot from finished grade in lieu of the maximum 25-foot height limit under Section 12.21.1-A,10 (Transitional Height Limit).

APPLICANT: Cingular Wireless
Jim T. Parson, Representative

APPELLANT: Gilbert Yablon

STAFF RECOMMENDS DENIAL OF APPEAL
R. Nicolas Brown (818) 374-5069

8. [ZA-2005-9331-ZV-ZAA-1A](#)

CEQA: ENV 2005-9332-CE (Revised)

Plan: North Hollywood-Valley Village

Council District: 2

Location: 5075 Westpark Drive.

Expiration Date: 09/27/06

Appeal Status: Not further appealable to City
Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denials, pursuant to Section 12.28-A of the Los Angeles Municipal Code, of a Zoning Administrator's Adjustment: **1)** from Section 12.08-C,2, to permit a carport with a side yard of 3 feet in lieu of the required 5 feet; **2)** from Section 12.08-C,3, to permit a carport with a rear yard of 3 feet in lieu of the required 15 feet; and **3)** from Section 12.08-C,3, to permit a rear yard for the second dwelling of 5 feet in lieu of the required 15 feet. **(Note:** The denied adjustments were a part of the application and were requested in conjunction with the Zoning Administrator's approval of a Variance, pursuant to Section 12.27-B of the Los Angeles Municipal Code and Section 562 of the City Charter, from Section 12.08-A, to permit two dwelling units on one lot in lieu of one dwelling in the R1 Zone.)

APPLICANT: Edith G. Nader
Donnal Poppe, Representative

APPELLANT: Edith G. Nader
Donnal Poppe, Representative

STAFF RECOMMENDS DENIAL OF APPEAL
Daniel Green (213) 978-1304

9. **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, September 28, 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.