

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, SEPTEMBER 28, 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. 3 AND 5:

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.

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

C. Minutes of August 24, 2006 and September 14, 2006 Meetings

3. **TENTATIVE TRACT NO. 65277-1A**
ZA-2006-1345-ZAA-1A

CEQA: ENV 2006-1262-MND
Plan: North Hollywood-Valley Village

Continued from 08/24/06

Council District: 2
Location: 11941-11945 Burbank Blvd.
Expiration Date: 08/24/06 ext.
Appeal Status: Further appealable to City Council; Zoning Administrator's Adjustment not further appealable.

PUBLIC HEARING

AN APPEAL, from entire decision by the Deputy Advisory Agency in approving Tentative Tract No. 65277 and the Zoning Administrator's approval of ZA-2006-1345-ZAA.

PROJECT: Tentative Tract No. 65277 to permit the construction of a 19-unit condominium with 42 parking spaces including 4 guest parking spaces in the R4-1 zone, and; ZA-2006-1345-ZAA to permit a 15-foot front yard setback within an existing 27-foot building line, originally established by Ordinance No. 98,921.

APPLICANT: 11941-5 Burbank, LLC

APPELLANTS: Eugene Sena

STAFF RECOMMENDS DENIAL OF APPEAL.
Luciralia Ibarra (213) 473-9983

4. **AA-2005-5903-PMLA-A1**
Related Case: ZA-2005-6045-ZAA

CEQA: ENV-2005-5904-MND
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2
Location: 14040 W. Milbank Street
Expiration Date: 09/30/06
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING COMPLETED JUNE 15, 2006.

AN APPEAL, of Condition No. 10b, requiring one-half guest parking space per dwelling for a total of ten required on-site parking spaces for a four-unit condominium on a 5,760 square foot lot.

APPLICANT: Shahab Ghods

APPELLANT: Shahab Ghods

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

5. **DIR-2001-8984-DRB-SPP-A1**

CEQA: ENV-2003-9111-MND
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 4
Location: 3599 Lankershim Blvd.
Expiration Date: 08/15/06 ext.
Appeal Status: Not further
appealable to City Council

Continued from 07/27/06

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 5,218 square-foot (including an attached two-car garage), two-story over basement garage, single-family residence, on a 22,282 square-foot lot. The maximum project height is 35 feet, 11.5 inches. The project is in the Outer Corridor, downslope, and not visible from Mulholland Drive.

APPLICANT: Ken Patel, Owner

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

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, October 12, 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.