

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, OCTOBER 26, 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) 978-1300; 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, 6 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 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

3. **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,
08/10/06, and 09/28/06***

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

APPELLANTS: John and Alexandra Soluk, Paul Edelman (Santa Monica Mountains Conservancy), Melora Harte, Louise Kessler, Harry Mastrogeorge, Gloria Russell, Steve Kramer, William Chisholm, and Oliver Pemberton

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

4. [APCSV-2006-0964-SPE-PA-SPP](#)

CEQA: ENV-2006-0965-MND

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

Council District: 5

Location: 14318 W. Ventura Boulevard

Expiration Date: 11/09/06

Appeal Status: Further appealable to City
Council

PUBLIC HEARING COMPLETED SEPTEMBER 18, 2006

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

EXCEPTION, pursuant to Section 11.5.7 F of the LAMC, from Section 7.E.1.b 3 ii (Height Limitation) of the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No.174,052) to allow for the replacement of two (2) existing wireless telecommunication antennas approved for additional height under **APCSV-2000-4409-SPE**, the addition of five (5) new wireless telecommunication antennas, and modification of the rooftop equipment to be installed on an existing office/retail building having a maximum height of 42'-1" in lieu of the Specific Plan's maximum height limit of 30 feet;

CONDITIONAL USE PLAN APPROVAL, pursuant to Section 12.24 M of the LAMC, in the C2-1VL to replace two (2) existing wireless telecommunication antennas approved for use under **ZA-2000-1196-CUZ**, add five (5) new wireless telecommunication antennas, and modification of the rooftop equipment to be installed on an existing office/retail building; **and**

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7 C of the LAMC, with the Ventura-Cahuenga Corridor Specific Plan.

PROJECT: The applicant's proposal includes the replacement of two (2) existing wireless telecommunication antennas approved for additional height under APCSV-2000-4409-SPE and approved for the use under ZA-2000-1196-CUZ, the addition of five (5) new wireless telecommunication antennas, and modification of the rooftop equipment on an **existing unmanned wireless telecommunication facility**. The antennas and rooftop equipment will be installed on an existing office/retail building with a maximum height of 42'-1" and will include appurtenant screening material.

APPLICANT: Sprint Nextel Wireless

STAFF RECOMMENDS APPROVAL OF REQUESTS AS FILED.
Thomas Lee Glick (818) 374-5062

5. **DIR-2006-3533-DRB-SPP-A1**

CEQA: ENV-2006-3535-MND
Plan: Bel Air - Beverly Crest

Council District: 5
Location: 8103 Amor Road.
Expiration Date: 11/01/06
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: Construction of a 5,732 square-foot (including two attached garages, one two-car and one one-car, totaling 876 square feet), three story, single-family residence, on a 38,626 square-foot lot. The maximum proposed building height is 36 feet. The project is in the Inner Corridor, downslope, and not visible from Mulholland Drive.

APPLICANT: Lawrence Lazar, Owner

APPELLANT: Ethlie Ann Vare; Anita Sokolsky

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

6. **ZA-2006-0166-ZAD-1A**

CEQA: ENV 2006-1262-MND
Plan: Sherman Oaks-Studio City-
Toluca-Lake-Cahuenga Pass

Council District: 4
Location: 10010 West Toluca Lake Avenue
Expiration Date: 10/11/06 ext.
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 12.24-X,7, of a Zoning Administrator's Determination to permit the construction, use and maintenance of a 6-foot high wrought iron with pilasters fence for a linear distance of 70 feet located within the front yard setback of a single-family dwelling which exceeds the height of the 3 feet 6 inches otherwise permitted by the Municipal Code.

APPLICANT: Gerald Stoffers
Adra Botelho, Representative

APPELLANT: Gerald Stoffers
Adra Botelho, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
Lourdes Green (213) 978-1313

7. [APCSV-2004-1250-ZC-SPE-CU-SPP](#)

CEQA: ENV-2004-1251-MND
Plan: North Hollywood-Valley Village

Council District: 5
Location: 12106 Burbank Boulevard
Expiration Date: 10/26/06
Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED APRIL 24, 2006.

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from [Q]C2-1VL to (T)(Q)C2-1VL, in order to modify the existing “Q” Qualified condition which limits the use of the property to those permitted in the C1.5-1VL Zone;

EXCEPTION, pursuant to Section 11.5.7 F of the Municipal Code, from the following Sections of the Valley Village Specific Plan (Ordinance No. 168,613):

- a. Section 6.E.1 to permit a 36-foot, 8-inch front yard setback in lieu of the maximum allowable setback of 15 feet.
- b. Section 5.B to permit an automotive repair (oil change) facility where the Specific Plan limits uses to those first permitted in the C4 Zone;

CONDITIONAL USE, pursuant to Section 12.24 of the Municipal Code, for the following:

- a. Section 12.24 W 4 to permit an automotive repair (oil change) facility located in the C2 zone within 300 feet of an R Zone;
- b. Pursuant to Section 12.24 W 27, a Commercial Corner Development approval to permit the following deviation from Section 12.22 A 23 (a)(3) to allow 40 percent of the ground floor exterior walls, doors and windows fronting on adjacent streets to be transparent in lieu of the minimum 50 percent required; **and**

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

PROJECT: Construction of a new **1,909 square foot automotive repair building**, 30 feet in height, with 3 service bays and waiting area, on a net 14,373 square foot lot. The proposed hours of operation are from 7:00 AM to 9:00 PM Monday through Saturday, and 7:00 AM to 6 PM Sundays.

APPLICANT: EZ Lube, Deborah Karr

STAFF RECOMMENDS DISAPPROVAL OF REQUESTS AS FILED; ADOPT MITIGATED NEGATIVE DECLARATION, AND ADOPT FINDINGS.

Frank N. Quon (818) 374-5036

8. **ZA-2006-0463-ZAA-1A**

Related Case: AA-2005-5684-PMLA

CEQA: ENV-2005-5865-CE

Plan: Canoga Park-West Hills-Winnetka

Council District: 3

Location: 23054 W. Erwin Street

Expiration Date: 09/30/06 ext.

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, of an Adjustment from Section 12.07.C.4 of the Los Angeles Municipal Code, to permit a 20-foot mid-point lot width for Parcel B in lieu of the required minimum 70 feet in the RA Zone.

APPLICANT: Robert Sousa

APPELLANTS: Eberhard Schodensack & Dave Berman

STAFF RECOMMENDS DENIAL OF APPEAL.

Lynn Harper (213) 978-1467

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, November 09, 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) 978-1300.