

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, DECEMBER 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

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, 4, 7, 8 AND 10:

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-2005-7688-BSA-1A**

CEQA: N.A.

Plan: Encino-Tarzana

Continued from 06/22/06

Council District: 5

Location: 17059 Escalon Drive

Expiration Date: 07/09/06 ext.

Appeal Status: Not further appealable.

PUBLIC HEARING REQUIRED

APPEAL, from the Director's decision, pursuant to Los Angeles Municipal Code Section 12.26-K, that the Department of Building and Safety did not err or abuse discretion in the issuance of Order to Comply No. 1101 on October 5, 2005 for a retaining wall in excess of 6 feet in height.

APPLICANT: Steve Berman
Gideon Jacov, Representative

APPELLANT: Same

STAFF RECOMMENDS CONTINUE TO **APRIL 26, 2007** PER APPLICANT'S REQUEST.

Patricia Brown (213) 978-1306

4. **ZA-2004-5664-CU-1A**

CEQA: ENV-2004-4295-MND

Plan: Encino-Tarzana

Continued from 11/09/06

Council District: 3

Location: 5530 Donna Avenue

Expiration Date: 12/02/06 ext.

Appeal Status: Not further appealable.

PUBLIC HEARING REQUIRED

TWO APPEALS, from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,9, of a Conditional Use to permit the construction, use and maintenance of a Hindu house of worship with administrative offices and on-site living quarters for clergy, caretakers and guests, with 41 on-site parking spaces in the RA-1 Zone.

(Note: Appellant **(1)** is appealing certain terms and conditions of the approval; Appellant **(2)** is appealing the entire approval.)

APPLICANT: Peter Spiegel, JKP Barsana Dham
Derek Jones, Representative

APPELLANTS: (1) Tarzana Property Owners Association
Leonard Shaffer, Representative

(2) Concerned Citizens of Tarzana
Robert Glushon, Representative

STAFF RECOMMENDS CONTINUE TO **JANUARY 11, 2007** PER APPLICANT'S REQUEST.

Linn K. Wyatt (213) 978-1473

5. **DIR-2001-8984-DRB-SPP-A1**
CEQA: ENV-2003-9111-MND
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

***Continued from 07/27/06,
08/10/06, 09/28/06, and 10/26/06***

Council District: 4
Location: 3599 Lankershim Blvd.
Expiration Date: 08/15/06 ext.
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 5,218 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

6. [APCSV-2006-5592-ZC](#)

CEQA: ENV-2006-5593-MND
Plan: North Sherman Oaks

Council District: 6
Location: 15000 West Keswick St. &
7655 North Kester Ave.
Expiration Date: 12/30/06
Appeal Status: ZC, if disapproved, is
appealable to Council
by applicant.

Public Hearing Completed November 13, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), from P-1 (Parking Zone) and P-1VL (Parking Zone) to [T][Q] CM-1VL (Commercial Manufacturing Zone and Height District Change to Very Low Height).

PROJECT: Construction of three (3) light industrial buildings, totaling 33,447 square feet of floor area, one story approximately 24 feet, 8 inches in height, with 109 surface parking spaces, on a 91,458 square foot lot site.

APPLICANT: Cinmark Realty Corporation, Property Investors, Inc., Jon Wolf

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO [T][Q]CM-1VL.
Thomas Lee Glick (818) 374-5062

7. [APCSV-2006-2221-SPE-SPP](#)

CEQA: ENV-2006-2223-MND
Plan: Canoga Park-Winnetka-Woodland
Hills-West Hills

Council District: 3
Location: 21031 West Ventura Blvd.
Expiration Date: 12/15/06
Appeal Status: Appealable to Council.

Public Hearing Completed October 30, 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 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.e3 of the Ventura-Cahuenga Boulevard 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 an approximate height of 170 feet in lieu of the maximum height limit of 45 feet;

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

PROJECT: Installation, use and maintenance of an unmanned wireless telecommunication facility and appurtenant screening material, approximately 170 feet high, on the rooftop of an existing commercial office building, to be co-located with an existing telecommunication facility. Three (3) sectors of two (2) antennas each (a total of six antennae) will be located on the existing penthouse and screened to match the color and texture of the penthouse. Four (4) equipment cabinets will be placed adjacent to the penthouse and a cable tray will run from the cabinets to the antennas.

APPLICANT: T-Mobile

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

8. **ZA-2006-485-CUB-1A**

CEQA: ENV-2006-487-CE

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

Council District: 4

Location: 10050 West Riverside Drive

Expiration Date: 12/14/06

Appeal Status: Not further appealable
to City Council.

PUBLIC HEARING

APPEAL, from the Zoning Administrator' denial, pursuant to Los Angeles Municipal Code Section 12.24-W,1, of a Conditional Use permit to permit the sale and dispensing of beer and wine only for on-site consumption, in conjunction with an existing 6,200 square foot restaurant with an occupancy load of 181 patrons, 26 on-site parking spaces and hours of operation from 9:30 a.m. to 10 p.m., Sunday through Thursday and 9:30 a.m. to 11 p.m., Friday and Saturday.

APPLICANT: Mc, Inc., dba Marie Callender's
John Danpour, Representative

APPELLANT: Same

STAFF RECOMMENDS DENY THE APPEAL.
Michael Young, (213) 978-1387.

9. **ZA-2006-3429-ZAA-1A**
CEQA: ENV-2004-4295-MND
Plan: Canoga Park-Winnetka-
West Hills-Woodland Hills
- Council District:** 3
Location: 21488-1/2 West Arcos Drive
Expiration Date: 12/31/06
Appeal Status: Not further appealable
to City Council.

PUBLIC HEARING

APPEAL, from the Zoning Administrator's dismissal, pursuant to the provisions of Section 12.28-A of the Los Angeles Municipal Code, of a Zoning Administrator's Adjustment from Section 12.21-A, 17(a) to allow a reduced front yard setback varying from 0 to 5 feet including a balcony, in lieu of the required 5 feet for a lot fronting on a Hillside Street.

APPLICANT: Shaul Iny
Tom Dargan, Representative

APPELLANT: Same

STAFF RECOMMENDS DENY THE APPEAL.
Sue Chang, (213) 978-3304.

10. **APCSV-2005-3634-ZC-CU**
CEQA: ENV-2005-3635-MND
Plan: North Canoga Park-Winnetka-
Woodland Hills- West Hills
- Council District:** 3
Location: 20122 W. Vanowen Street
Expiration Date: 12/14/06
Appeal Status: ZC, if disapproved, is
appealable by applicant to Council; CU
appealable by any aggrieved party.

Public Hearing Completed October 16, 2006.

ZONE CHANGE, pursuant to Section 12.32 F of the Municipal Code, from [Q]C2-1VL (Commercial Zone) and P-1VL (Automobile Parking Zone) to C2- 1VL (Commercial Zone); and

CONDITIONAL USE, pursuant to Section 12.24 W 27 of the Municipal Code, to allow deviations from Section 12.22 A 23 (Commercial Corner Development Regulations) as follows:

- a. To allow a use which operates between the hours of 11 p.m. and 7 a.m.;
- b. To permit one double faced pole sign, 42 feet in height, with approximately 350 Square feet of copy, to be located on the premises fronting Winnetka Avenue; and

- c. To permit hours of delivery, parking lot cleaning, sweeping and trash collections earlier than 7:00 a.m. and later than 8:00 p.m. on Monday through Friday, and earlier than 10:00 a.m. and later than 4:00 p.m. on Saturday and Sundays.

PROJECT: A two phase project that adds a total of 12,554 square feet of commercial Floor area and a pole sign to an existing 55,011 square foot bowling alley/restaurant/hotel development with 187 surface parking spaces to be provided on an 182,674 square foot lot. Phase 1 includes the construction of 2 one-story, commercial buildings, 4,177 square feet each, to be used for specialty retail (2,089 square feet) and restaurant establishments with no drive-thru (6,265 square feet); and installation of a double faced pole sign, 42 feet high, with approximately 350 square feet of sign area. Phase 2 includes the construction of a 4,200 square retail foot addition to an existing bowling alley building. The proposed project, called the "Commons at Winnetka", will contain uses that operate up to 24 hours daily. The existing bowling alley, restaurant and hotel will remain and continue to operate.

APPLICANT: Rickey Gelb, Gelb Enterprises

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO (T)(Q)C2-1VL AND APPROVAL OF THE CONDITIONAL USE SUBJECT TO CONDITIONS.
Franklin N. Quon, (818) 374-5036.

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, December 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) 978-1300.