

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JANUARY 11, 2007, 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. 4, 7, 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.

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 October 26, 2006, November 09, 2006, and December 14, 2006 Meetings

3. **APCSV- 2006-6481-SPE-SPP**

CEQA: ENV 2006-6482-MND

Plan Canoga Park-Winnetka-Woodland Hills-West Hills

Council District: 3

Location: 20300 West Ventura Boulevard and 5371 North Del Moreno Drive

Expiration Date: 01/13/07

Appeal Status: Further appealable to City 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(e)(3) 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/retain building having an approximate height of 53'-6" , in lieu of the maximum height limit of 30 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 53'-6" high, on the rooftop of an existing commercial office building. Three (3) sectors of four (4) antennas each (a total of 12 antennas) will be located on the existing roof and screened to match the color and texture of the penthouse. Nine (9) equipment cabinets will be placed on the roof to supply the antennas.

APPLICANT: Cingular Wireless

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

4. **DIR -2006-2490-COA-A1**

CEQA: ENV-2006-2401-CE
Plan: Van Nuys-N. Sherman Oaks

Council District: 6
Location: 14224 Kittridge Street
Expiration Date: 01/15/07
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, pursuant to Section 12.20.3F7, of the Municipal Code, of the Director of Planning's Determination of Certificate of Appropriateness – Van Nuys Historic Preservation Overlay District Ordinance No. 177,166.

PROJECT: The proposed project is for the construction of a 640 square foot second dwelling unit, 350 square foot storage room, and an approximately 300 square foot carport for a total of 1292 square feet. The proposed project is located at the rear of the property attached to the existing garage.

APPLICANT: Azizyan Asmik-Vahan Vahanyan

APPELLANT: Victoria Harris

STAFF RECOMMENDS DENIAL OF APPEAL.
Michelle Singh (818) 374-5048

5. **APCSV-2006-0251-ZC**

CEQA: ENV-2005-8401-MND
Plan: Canoga Park-Winnetka-Woodland
Hills-West Hills

Council District: 3
Location: 20246-20252 W. Saticoy St.
Expiration Date: 01/11/07
Appeal Status: Further appealable
to City Council by Applicant

PUBLIC HEARING COMPLETED NOVEMBER 13, 2006.

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1VL (Suburban Zone) to C2-1VL (Commercial Zone).

PROJECT: Construction of a new **9-unit apartment building, 2-stories, 27 feet high**, providing 10 parking spaces on the rear portion of a 22,452 square foot lot, with an existing mixed-use building fronting on Saticoy Street to remain.

APPLICANT: William Dinino

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1VL TO C2-1VL SUBJECT TO CONDITIONS OF APPROVAL.
Frank N. Quon (818) 374-5036

6. **APCSV-2006-7553-ZC**
Related Case: VTT-67379

CEQA: ENV-2006-7546-MND
Plan: Reseda-West Van Nuys

Council District: 3
Location: 18332 – 18336 Ingomar Street
Expiration Date: 02/05/07
Appeal Status: Further appealable
to City Council by Applicant

PUBLIC HEARING COMPLETED NOVEMBER 21, 2006.

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 (Residential Agricultural Zone) to (T)(Q)R1-1 (Single Family Zone).

PROJECT: Construction, use, and maintenance of 6-lots to develop single-family homes, which will provide for 12 residential parking spaces on a 36,728 net square-foot site after required dedications.

APPLICANT: Tuscana Home, LLC.
Shawn Evenhaim, Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)R1-1 SUBJECT TO CONDITIONS OF APPROVAL.
Jack Chiang (818) 374-5045

7. **TENTATIVE TRACT MAP NO. 67052-A1**

CEQA: ENV-2006-4809-CE
Plan: Sherman Oaks-Studio
City-Toluca Lake-Cahuenga
Pass

Council District: 2
Location: 13530 Moorpark Street
Expiration Date: 10/16/06 ext.
Appeal Status: Further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from the entire decision by the Advisory Agency in approving Tentative Tract No. 67052 for the proposed 1-lot subdivision for a maximum 3-unit residential Condominium conversion project.

APPLICANT: EED Investments, LLC

APPELLANT: Hao Mike Zhang

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

8. **APCSV-2006-6117-ZC**
Related Case: TT-65445

CEQA: ENV-2006-6110-MND
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 21502-21514 West Saticoy
Street
Expiration Date: 12/18/06 ext.
Appeal Status: Further appealable
to City Council by Applicant

PUBLIC HEARING COMPLETED OCTOBER 03, 2006.

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, incidental to
Tract Map No. 65445, from R1-1 to R3-1.

PROJECT: The construction, use, and maintenance of a 27-unit condominium with
54 on-site parking spaces plus 14 guest parking spaces on a 21,833 net square foot
site in the proposed R3-1 Zone.

APPLICANT: 21514 Saticoy LLC.
Harvey Goodman, Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM R1-1 TO
(T)(Q)R3-1 SUBJECT TO CONDITIONS OF APPROVAL.
Nick Hendricks (213) 978-1394

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

CEQA: ENV-2004-4295-MND
Plan: Encino-Tarzana

Council District: 3
Location: 5530 Donna Avenue
Expiration Date: 12/02/06 ext.
Appeal Status: Not further appealable.

***Continued from 11/09/06 and
12/14/06***

PUBLIC HEARING

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 RECOMMENDES DENIAL OF APPEALS.
Linn K. Wyatt (213) 978-1473

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, January 25, 2007** 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.