

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JANUARY 25, 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. 6, 7, 8, 9, 10, 11, AND 12:

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. Approve Policy on Submittal of Written Materials on Agendized Items.
– **MOTION REQUIRED**

3. **APCSV- 2006-4350-SPE-SPP**

CEQA: ENV 2006-4351-MND
Plan Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 4
Location: 3151 North Cahuenga Blvd.
Expiration Date: 01/30/07
Appeal Status: Further appealable to City Council .

PUBLIC HEARING COMPLETED DECEMBER 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 within the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No.174,052) and within the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943);

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/retail building having an approximate height of 59 feet, in lieu of the maximum height limit of 30 feet;

EXCEPTION, pursuant to Section 11.5.7 F of the LAMC, from Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No.167,943) to provide design review of a wireless telecommunication antennas and accessory equipment by the South Valley Area Planning Commission in the place of the Mulholland Design Review Board;

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7 C of the LAMC, with the Mulholland Scenic Parkway Specific Plan (Ordinance No.167,943); **and**

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7 C of the LAMC, with the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052)..

PROJECT: Installation, use and maintenance of an unmanned wireless telecommunication facility and appurtenant screening material, approximately 59 feet high, on the rooftop of an existing commercial office building to be co-located with an existing telecommunication facility. Twelve (12) panel antennas will be located on the rooftop and screened to match the color and texture of the rooftop. Four (4) equipment cabinets will be placed on the rooftop and will supply the 12 antennas.

APPLICANT: T-Mobile

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

4. [APCSV-2006-1224-ZC-CUB-CUX-ZAD](#)

CEQA: ENV-2003-8913-MND-REC
Plan: Canoga Park-Winnetka-
Woodland Hills- West Hills

Council District: 3
Location: 23577 W. Calabasas Road
Expiration Date: 01/31/07
Appeal Status: Further appealable to
Council by applicant

PUBLIC HEARING COMPLETED NOVEMBER 13, 2006.

ZONE CHANGE, pursuant to Section 12.32 F of the Municipal Code, from RA-1VL (Suburban Zone) and C1-1VL (Limited Commercial Zone) to C2- 1VL (Commercial Zone);

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

- a. Section 12.24 W 1, to permit the sale or dispensing of a full line of alcoholic beverages for consumption on the premises;
- b. Section 12.24 W 18 (a), to permit live entertainment-dancing; **and**

DETERMINATION, pursuant to Section 12.24 x 22 of the Municipal Code, to permit a maximum building height of 39.25 feet in lieu of the 25 foot and 33 foot transitional height restriction for a building within 0 to 49 and 50 to 99 feet, respectively, from a lot classified in the RW-1 or more restrictive zone.

PROJECT: Construction of a two-story, maximum 39.25 foot high, 9,400 square foot restaurant with 95 parking spaces on 2 subterranean levels, and 31 tuck-under parking spaces, for a total of 116 parking spaces. The proposed restaurant will seat 262 persons and have a staff of 36 full time members, dining hours of operation will be 10:00 AM to 2:00 AM seven days a week, serve a full line of alcoholic beverages and have live music from 6:00 PM to 12:00 AM seven days a week. The proposed project is located on an approximately 29,025 square foot lot.

APPLICANT: Bernard & Cynthia Rosenson, Calabasas Properties LLC.

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

5. [APCSV-2006-5750-BL](#)

CEQA: ENV-2006-5410-MND
Plan: Van Nuys-N. Sherman Oaks

Council District: 2
Location: 15024 West Magnolia Boulevard
Expiration Date: 01/25/07
Appeal Status: Further appealable
to City Council, if denied

PUBLIC HEARING COMPLETED OCTOBER 03, 2006

BUILDING LINE REMOVAL, pursuant to Section 12.32 of the Municipal Code, of a
30-foot building line on the south side of Magnolia Boulevard

PROJECT: Construction of a six-unit condominium project, with 14 parking spaces
on a 7,399 square foot lot. (Note: A separate application has been filed under Tentative
Tract No. 66832 for the condominium subdivision with the Advisory Agency).

APPLICANT: Fred Majoubi
Tala Associates, Representative

STAFF RECOMMENDS APPROVAL OF BUILDING LINE REMOVAL.
Nicholas Polimeni (818) 374-5046

6. [DIR-2006-8020-SPP-A1](#)

CEQA: ENV-2006-8021-CE
Plan: Sherman Oaks-Studio City-Toluca-
Lake-Cahuenga Pass

Council District: 5
Location: 13125 Ventura Boulevard
Expiration Date: 01/28/07
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, pursuant to Section 11.5.7.C.6 of the Los Angeles Municipal Code, of
the Director of Planning's Determination of Project Permit Compliance Conditional
Approval – Ventura-Cahuenga Boulevard Corridor Specific Plan.

PROJECT: A Specific Plan Project Permit Compliance for installation of one
pole sign with an overall height of twelve (12) feet and a thirty-two (32) square foot
sign face.

APPLICANT: New Dimension Furniture

APPELLANT: Eshagh Massachi

STAFF RECOMMENDS DENIAL OF APPEAL.
Christopher E. Jackson (818) 374-5054

7. **DIR-2006-7255-SPP-A1**

CEQA: ENV-2006-7256-CE

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

Council District: 3

Location: 21938 Costanzo Street

Expiration Date: 01/29/07

Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, pursuant to Section 11.5.7.C.6 of the Los Angeles Municipal Code, of the Director of Planning's Determination of Project Permit Compliance Conditional Approval – Ventura-Cahuenga Boulevard Corridor Specific Plan.

PROJECT: In conjunction with a change-of-use from storage to retail and restaurant to an existing 894 sq. ft. building, pursuant to the LAMC Section 11.5.7.C, and a request to the Director of Planning to enter into Covenant and Agreement with the Department of Transportation (DOT) for payment of six (6) parking spaces as permitted by Section 7.F.2 of the Ventura Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 173,445).

APPLICANT: Jennifer McGrath

APPELLANT: Raymond Kurzeka
Kurzeka Enterprises, Inc.

STAFF RECOMMENDS DENIAL OF APPEAL.
Christopher E. Jackson (818) 374-5054

8. **ZA-2006-6468-F-1A**

CEQA: ENV-2006-6469-CE
Plan: Reseda-West Van Nuys

Council District: 12
Location: 6846 North Jellico Avenue
Expiration Date: 02/11/07.
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 a fence 7 feet 4 inches in height in lieu of the maximum 3 feet 6 inches otherwise allowed in the front yard pursuant to Section 12.21-C,1(g) of the Municipal Code in the R1 Zone.

APPLICANT: Ramon Guzman

APPELLANT: Ramon Guzman

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

9. **ZA-2006-3023-ZAA-1A**

CEQA: ENV-2004-7893-MND
Plan: Reseda-West Van Nuys

Council District: 6
Location: 6840-6850 North De Celis Place
Expiration Date: 02/10/07.
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 12.28, of a Zoning Administrator's Adjustment from Sections 12.21-C,2)(a) of the Los Angeles Municipal Code to permit a building separation of 8 feet in lieu of the required 10 feet for Units 1-7, 12-25 and 30-36, in conjunction with the construction, use and maintenance of 36 detached condominiums.

APPLICANT: Kelvin Parker, Richmond American Homes

APPELLANT: Kelvin Parker, Richmond American Homes

STAFF RECOMMENDS DENIAL OF APPEAL.
Michael Young (213) 978-1304

10. **ZA-2006-4387-ZV-1A**

CEQA: ENV-2006-4388-MND
Plan: North Hollywood

Council District: 6
Location: 11835 Vanowen Street
Expiration Date: 02/05/07.
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance from Section 12.10-A, to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with a 3,000 square-foot market with 12 parking spaces, having hours of operation from 8 a.m. to 10 p.m. seven days a week in the R3-1 Zone.

APPLICANT: Salah Saleh
Patrick Panzarello, Representative

APPELLANT: Salah Saleh
Patrick Panzarello, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
Michael Young (213) 978-1304

11. **ZA-2006-2141-ZAD-1A**

CEQA: ENV-2006-2142-MND
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 4
Location: 7212 West Sunnydip Trail
Expiration Date: 01/27/07.
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-X21, of a Zoning Administrator's Determination to permit the construction, use and maintenance of a 1,500 square-foot single-family dwelling on a 2,375 square-foot lot fronting on a Substandard Hillside Limited Street, with proposed 3-foot side yards in lieu of the required 4 feet, and without providing the required dedication of one-half of the required street for the full width of the frontage of the lot in the R1-1 Zone, as otherwise required in Section 12.27-A,17 of the Municipal Code.

APPLICANT: Steve Head
Ellia Thompson, Representative

APPELLANT: Steve Head
Ellia Thompson, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
Leonard S. Levine (213) 220-6187

12. **ZA-2006-2143-ZAD-1A**

CEQA: ENV-2006-2142-MND
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 4
Location: 7216 West Sunnydip Trail
Expiration Date: 01/27/07.
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-X21, of a Zoning Administrator's Determination to permit the construction, use and maintenance of a 1,500 square-foot single-family dwelling on a 2,375 square-foot lot fronting on a Substandard Hillside Limited Street, with proposed 3-foot side yards in lieu of the required 4 feet, and without providing the required dedication of one-half of the required street for the full width of the frontage of the lot in the R1-1 Zone, as otherwise required in Section 12.27-A, 17 of the Municipal Code.

APPLICANT: Steve Head
Ella Thompson, Representative

APPELLANT: Steve Head
Ella Thompson, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
Leonard S. Levine (213) 220-6187

13. **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, February 08, 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.