

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, FEBRUARY 22, 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, 5, 6, 7, 8, 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 January 11, 2007 Meeting
- D. Discussion on "Brown Act's Requirements for Teleconference Meeting as set forth in Government Code Section 54953"

3. **APCSV-2006-0251-ZC**

CEQA: ENV-2005-8401-MND-REC

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

Council District: 3

Location: 20246-20252 W. Saticoy St.

Expiration Date: 02/22/07

Appeal Status: Further appealable to City Council by Applicant

Continued from 01/11/07

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 (T)(Q)C2-1VL SUBJECT TO CONDITIONS OF APPROVAL.
Frank N. Quon (818) 374-5036

4. **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 ext.
Appeal Status: Not further appealable
to City Council

Continued from 01/25/07

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

5. **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 ext.
Appeal Status: Not further appealable
to City Council

Continued from 01/25/07

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 with an attached 750 square-foot, three-car garage, total project size 2,250 square-foot, 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

6. **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

Continued from 01/25/07

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 Thmpson, Representative

APPELLANT: Steve Head
Ella Thmpson, Representative

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

7. **VESTING TENTATIVE TRACT NO. 67495-1A**

CEQA: ENV 2006-6587-MND
Plan: North Hollywood-Valley Village

Council District: 4
Location: 11022 Camarillo Street
Expiration Date: 01/28/07 ext.
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, of the entire decision by the Deputy Advisory Agency's approval of Tentative Tract 67495 to permit the construction of a 15-unit condominium in the [Q]C2-1VL and R3-1 zones with a total of 34 parking spaces (2.25 parking ratio).

APPLICANT: Hugh Finkle Enterprises
Eric Leiberman, QES, Inc., Representative

APPELLANTS: Cynthyny "Bo" Lebo (Representing "Environmental of People Foundation, New Education Option, Interguild Credit Union, Halcyon Center of Child Studies, and various trade and business groups)

STAFF RECOMMENDS DENIAL OF APPEAL.
Jack Chiang (818) 374-5045

8. **ZA-2006-6643-ZV-1A**

CEQA: ENV-2004-7893-MND
Plan: North Hollywood-Valley Village

Council District: 4
Location: 11022 Camarillo Street
Expiration Date: 01/17/07 ext.
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.27, of a Variance from Sections 12.14, to permit a uniform Floor Area Ratio (F.A.R.) of 2.53:1 for the entire project site in lieu of the required 3:1 F.A.R. for the R3-1 zoned portion of the site, and 1.5:1 F.A.R. for the [Q]C2-1VL zoned portion of the site.

APPLICANT: Hugh Finkle Enterprises, LLC
Eric Lieberman, Representative

APPELLANT: Cynthyny "Bo" Lebo

STAFF RECOMMENDS DENIAL OF APPEAL.
Jack Chiang (818) 374-5045

9. **TENTATIVE TRACT NO. 64490-1A**

CEQA: ENV 2005-9145-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2
Location: 4343 Mammoth Avenue
Expiration Date: 03/03/07
Appeal Status: Further appealable to City
Council

PUBLIC HEARING

AN APPEAL, of the entire decision by the Deputy Advisory Agency's approving Tentative Tract 64490 for a maximum 14-unit condominium conversion on a 0.26 net acre (11,506 net square-feet) site.

APPLICANT: Serrano Development Group/CJA Corporation

APPELLANT: Robert Kozberg (On behalf of the building tenants)

STAFF RECOMMENDS DENIAL OF APPEAL.
Julia Witz

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, March 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.