

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, MARCH 08, 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. 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 agenda 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 agenda item 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 25, 2007 and February 08, 2007 Meetings

3. **APCSV- 2006-3943-SPE**

Related Case: DIR -2006-2284-DRB-SPP-MSP

CEQA: ENV 2006-3944-CE
Plan Bel-Air Beverly Crest

Council District: 5
Location: 14700 Mulholland Drive
Expiration Date: 03/08/07
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED JANUARY 22, 2007

SPECIFIC PLAN EXCEPTION, pursuant to Section 11.5.7 F 1(f) of the Los Angeles Municipal Code (LAMC), from the following provisions of Mulholland Scenic Parkway Specific Plan (Ordinance No.167,943):

- a. Specific Plan Section 5.D.3.a to permit a 0-foot front yard setback in lieu of minimum twenty (20) percent of the depth of the lot, but to exceed a maximum of 40 feet, as required by that Section; **and**
- b. Specific Plan Section 5.D.2.a to permit the dwelling to be 20 feet, 10 inches high in lieu of the maximum 15 feet limitation required for projects within the first 100 feet of the Mulholland Drive right-of-way.

PROJECT: Construction of a 1,486 square-foot addition to an existing 5,654 square-foot single-family dwelling on a 6.2 acre lot.

APPLICANT: Hyon Chough
Andrew Alper, Representative

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

4. **AA- 2005-6852-PMLA-1A**
Related Case: ZA-2005-7437-ZV

CEQA: ENV 2005-6853-MND
Plan Reseda-West Van Nuys

Council District: 3
Location: 7430 N. Enfield Avenue
Expiration Date: 03/14/07
Appeal Status: Not further appealable to City Council

PUBLIC HEARING COMPLETED MARCH 16, 2006

AN APPEAL, from the Advisory Agency's decision in approving a new three-parcel single-family development on a 0.5 acre lot.

APPLICANT: Parvin Naji Mahmood Zadeh, Owner

APPELLANTS: Franklin Dolezal
Walt Sweeney – Chair of Reseda Neighborhood Council

STAFF RECOMMENDS DENIAL OF APPEAL
Lynn Harper (213) 978-1310

5. **DIR-2005-9091-DRB-SPP**

CEQA: ENV-2005-9092-CE
Plan: Canoga Park-Winnetka-Woodland Hills-West Hills

Council District: 3
Location: 4427 San Blas Avenue
Expiration Date: 03/27/07
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, of the Director of Planning's Conditional Approval of Design Review and Project Permit Compliance, pursuant to Section 11.A of the Mulholland Scenic Parkway Specific Plan and Section 11.5.7 of the LAMC.

PROJECT: Construction of a 3,995 square-foot (including an attached 2-car garage), three-story, single-family residence, on a 14,804 square-foot lot. The maximum project height is 40 feet. The project is in the Outer Corridor, downslope, and visible from Mulholland Drive.

APPLICANT: Vladimir Meyliker
Progetti, Inc., Representative

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

6. **DIR-2005-9150-DRB-SPP**

CEQA: ENV-2005-9151-CE
Plan: Canoga Park-Winnetka-Woodland
Hills-West Hills

Council District: 3
Location: 4505 San Blas Avenue
Expiration Date: 03/27/07
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, of the Director of Planning's Conditional Approval of Design Review and Project Permit Compliance, pursuant to Section 11.A of the Mulholland Scenic Parkway Specific Plan and Section 11.5.7 of the LAMC.

PROJECT: Construction of a new 3,476 square-foot (including an attached 2-car garage), two-story over basement, single-family residence, on a 10,334 square-foot lot. The maximum proposed building height is 36 feet. The project is in the Outer Corridor, downslope, and visible from Mulholland Drive..

APPLICANT: Ekatherian Omelchenko
Progetti, Inc., Representative

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

7. **ZA-2006-7331-CU-1A**

CEQA: ENV-2006-7332-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2
Location: 11426 West Ventura Boulevard
Expiration Date: 03/08/07.
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Sections 12.24-F and 12.24-W,49, of a Conditional Use to authorize the construction, use and maintenance of a wireless communication facility consisting of six antennas located on the rooftop of a three-story building with the antennas and screening resulting in an overall building height of 47 feet 2 inches above grade where a maximum 30-foot height limit is permitted by the Ventura/Cahuenga Boulevard Corridor Specific Plan.

APPLICANT: T. Mobile USA
Jason Kozora, Representative

APPELLANT: Mobile USA
Jason Kozora, Representative

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

8. **ZA-2006-2792-ZAA-1A**

CEQA: ENV-2006-3005-CE

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

Council District: 3

Location: 22849 West Burbank Boulevard

Expiration Date: 03/08/07.

Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denials, pursuant to Los Angeles Municipal Code Section 12.28, of: **1)** a Zoning Administrator's Adjustment to permit a Parcel "A" with a 15-foot lot width in lieu of the required minimum 20 feet as required under Sections 12.03 and 12.08-C; and **2)** a Zoning Administrator's Adjustment to permit a Parcel "B" observing a 1-foot side yard setback in lieu of the required 5 feet as required under Section 12.08-C,2.

APPLICANT: Guy Gill
Oscar Ensafi, Representative

APPELLANT: Guy Gill
Oscar Ensafi, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
Sue Chang (213) 978-3304

9. **TENTATIVE TRACT NO. 67643-1A**

CEQA: ENV 2006-8290-MND

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

Council District: 2

Location: 4513-4521 North Fulton Avenue

Expiration Date: 01/17/07 ext.

Appeal Status: Further appealable to City
Council

Continued from 02/08/07

PUBLIC HEARING

AN APPEAL, of the entire decision by the Deputy Advisory Agency in approving Tentative Tract 67643 for the demolition of a 16-unit apartment, for the construction of an 18-unit condominium in the R3-1 zone with a total of 45 parking spaces (2.5 parking ratio).

APPLICANT: Tala Associates

APPELLANTS: Lisa Seidmon (Representing 40 Neighbors)

STAFF RECOMMENDS DENIAL OF APPEAL.
Nick Polimeni (818) 374-5046

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 22, 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.