

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JUNE 14, 2007, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE 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, AND 8:

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 April 26, 2007 and May 10, 2007 Meetings

3. **AA- 2006-9658-COC-1A**

CEQA: N/A

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

Council District: 3

Location: 21503 West Marchena Street

Appeal Status: Not further appealable
to City Council

Continued from 05/10/07

PUBLIC HEARING NOT REQUIRED

AN APPEAL, of a Certificate of Compliance determination denying a lot cut by deed in violation of the State Subdivision Map Act to create two parcels from one legally recorded lot.

APPLICANT: Robert Fedor

APPELLANT: Robert Fedor

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

4. [APCSV- 2006-5665-BL](#)

CEQA: ENV 2006-3869-MND
Plan Van Nuys- North Sherman Oaks

Council District: 2
Location: 13633-13641 West Leadwell Street;
7346-7362 Woodman Avenue
Expiration Date: 05/28/07 ext.
Appeal Status: Further appealable to City
Council

PUBLIC HEARING COMPLETED APRIL 30, 2007

BUILDING LINE REMOVAL, pursuant to Section 11.32R of the Los Angeles Municipal Code (LAMC), of a 15-foot building line along the east side of Woodman Avenue, established by Ordinance No.86,540 by the Los Angeles City Council on May 20, 1942, in order to allow a structure to be placed eight (8) feet from the western property line and not within the required five (5) foot side yard setback area.

PROJECT: Construction of a four-story, 61-unit residential condominium with 122 resident parking spaces and 16 guest parking spaces. This Project was approved by the Advisory Agency on August 4, 2006, pursuant to Tentative Tract No. 65110. No appeals were filed on this tract approval.

APPLICANT: MWH Development Corporation
Attention: Mark Dierking or Mark Handel

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

5. [APCSV- 2006-8441-ZC-BL](#)

CEQA: ENV 2006-8442-MND
Plan Reseda-West Van Nuys

Council District: 12
Location: 17610 W. Sherman Way
Expiration Date: 06/23/07
Appeal Status: Further appealable to City
Council

PUBLIC HEARING COMPLETED MAY 07, 2007

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from R1-1 (One Family Zone) to RD1.5-1 (Restricted Density Multiple Dwelling Zone); **and**

BUILDING LINE REMOVAL, pursuant to Section 11.32R of the Los Angeles Municipal Code (LAMC), of a 20-foot building line, established by Ordinance No.130,484, located on the south side of Sherman Way.

PROJECT: The demolition of an existing detached garage, **addition of a 60 square foot bedroom to an existing dwelling and construction of four apartment units, for a total of 5 units**, 2-stories, approximately 25 feet 3 inches high, with 8 garage parking spaces for residents and one open parking space, on a 7,500 square foot lot

APPLICANT: Selwyn Ginsburg

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE TO (T)(Q)RD2-1 SUBJECT TO
CONDITIONS OF APPROVAL AND APPROVAL OF BUILDING LINE REMOVAL.
Frank Quon (818) 374-5036

6. **ZA-2006-9417-F-1A**

CEQA: ENV 2006-9416-CE
Plan Van Nuys-North Sherman Oaks

Council District: 2
Location: 5447 North Noble Avenue
Expiration Date: 06/30/07
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 the continued use and maintenance of an existing over-in-height 5-foot, 11-inch fence in conjunction with an existing single-family dwelling as not permitted under Section 12.21-C, 1(g) of the Los Angeles Municipal Code in lieu of the allowed maximum fence height of 3 feet, 6 inches in the front yard setback.

APPLICANT: Erez and Orly Cohen

APPELLANT: Erez and Orly Cohen

STAFF RECOMMENDS DENIAL OF APPEAL.
Eric Ritter (213) 978-1321

7. **DIR-2005-1592-DRB-SPP**

CEQA: ENV-2005-1593-CE
Plan: Canoga Park-Winnetka-Woodland
Hills-West Hills

Council District: 3
Location: 4380 Pampas Road
Expiration Date: 07/29/07
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 3,650 square-foot (including an attached 4-car garage), three-story, single-family residence, on a 11,762 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: Don Khalighi

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

8. **DIR-2005-9187-DRB-SPP**

CEQA: ENV-2006-9188-CE
Plan: Bel Air – Belverly Crest

Council District: 5
Location: 3000 Benedict Canyon Drive
Expiration Date: 05/05/07 ext.
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 15,143 square-foot (including an attached 4-car garage), three-story, single-family residence, on a 141,126 square-foot lot. The maximum project height is 35 feet. The project is in the Outer Corridor and visible from Mulholland Drive..

APPLICANT: Eli Attia
Chris Parker, Representative

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

9. **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, June 28, 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.