

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JULY 26, 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: 4, 5, AND 6:

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

3. **APCSV- 2007-0437-SPE**

CEQA: ENV 2007-0438-MND
Plan Sherman Oaks-Studio City
Toluca Lake-Cahuenga Pass

Council District: 2
Location: 8017 West Mulholland Drive
Expiration Date: 07/28/07
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED JUNE 11, 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 the Mulholland Scenic Parkway Specific Plan (Ordinance No.167,943):

- a. Specific Plan Section 5.D.3.b, to permit a 10-foot side yard setback on the Southerly side only in lieu of minimum 20 foot, as required by that section;
- b. Specific Plan Section 5.D.3.a to permit an 8-foot front yard setback for a linear distance of 5 feet in lieu of minimum 40 feet, as required by that section; and
- c. Specific Plan Section 5.D.2.a to permit the dwelling to be 18 feet, 0 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 2,300 square-foot addition to an existing 3,275 square-foot single-family dwelling on a 34,449 square-foot lot for a total dwelling of 5,575 square feet.

APPLICANTS: Paul and Treesha White
Robert Lamishaw, Representative

STAFF RECOMMENDS DISAPPROVAL OF REQUESTS AS FILED; APPROVE MITIGATED NEGATIVE DECLARATION NO. ENV-2007-0438-MND; ADOPT FINDINGS.
Thomas Lee Glick (818) 374-5062

4. **DIR-2006-10444-DRB-SPP-1A**

CEQA: ENV-2006-10445-CE
Plan: Bel Air-Beverly Crest

Council District: 5
Location: 2840 Beverly Drive
Expiration Date: 08/13/07
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, of the Director of Planning's **Disapproval** 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: Demolition of an existing, 3,589 square-foot, single-family residence and the construction of a new, 13,291 square-foot (including an attached 4-car garage), two-story, single-family residence, on a 47,508 square-foot lot. The maximum proposed building height is 42 feet. The project requires 3,569 cubic yards of cut, 447 cubic yards of fill and 3,122 cubic yards of export. The project is in the Inner Corridor, upslope and visible from Mulholland Drive.

APPLICANT: Ocean Equities, Inc.

APPELLANT: Jeff Cary

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

5. **DIR-2006-8456-DRB-SPP-1A**

CEQA: ENV-2005-8051-EAF
Plan: Canoga Park-Winnetka-Woodland
Hills-West Hills

Council District: 3
Location: 4414 San Blas Avenue
Expiration Date: 08/14/07
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 2,866 square-foot (including an attached two-car garage), three-story, single-family residence, on a 7,796 square-foot lot. The maximum project height is 47 feet 10 inches per height adjustment Granted by ZA-2005-8650-ZAD-(YV). The project is in the Outer Corridor and not visible from Mulholland Drive..

APPLICANT: Siavash Jazayeri

APPELLANT: Thomas Lane

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

6. **TENTATIVE TRACT NO. 61414-1A**

CEQA: ENV 2005-8643-MND
Plan: Reseda-West Van Nuys

Council District: 3
Location: 18202 Calvert Street
Expiration Date: N/A
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the entire decision by the Deputy Advisory Agency in approving Tentative Tract 61414 and specifically appeal to add, clarify or correct Conditions of Approval to permit 6 new single-family lots and a private street.

APPLICANT: Izzy Basharel, Owner

APPELLANT: Kathy Delle Donne, Tarzana Property Owners Association

STAFF RECOMMENDS GRANTING THE APPEAL IN PART AND ADD CONDITIONS TO THE DEPUTY ADVISORY AGENCY'S DECISION.
Candida B. League

7. **AA- 2005-5638-PMLA-1A**

Related Case: APCSV-2006-0047-ZC

CEQA: ENV 2005-5639-MND
Plan Van Nuys-North Sherman Oaks

Council District: 3
Location: 7719 N. Wilbur Avenue
Expiration Date: 07/01/07 ext.
Appeal Status: Not further appealable to City Council

PUBLIC HEARING COMPLETED APRIL 20, 2006

AN APPEAL, from the entire decision of the Advisory Agency in disapproving a Parcel Map AA-2005-5638 for the proposed four-parcel, single-family development with an internal private Street on a 33,000 square foot lot in the RA zone.

APPLICANT: Ann Tumberian

APPELLANT: Ann Tumberian

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

8. **ZA- 2006-0047-ZC**

Related Case: AA-2005-5638-PMLA

CEQA: ENV 2005-5639-MND
Plan Van Nuys-North Sherman Oaks

Council District: 3
Location: 7719 N. Wilbur Avenue
Expiration Date: N/A
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED APRIL 20, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, incident to parcel map, from RA-1 to R1-1 for a maximum new four-parcel, single-family development on a 0.76 acre lot.

APPLICANT: Ann Tumberian
Fred Gaines, Representative

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

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, August 09, 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.