

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, AUGUST 09, 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, 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 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 June 14, 2007 Meeting

3. **APCSV-2007-9673-SPE-SPP**

CEQA: ENV-2006-9674-MND
Plan Encino-Tarzana

Council District: 3
Location: 19301 West Ventura Blvd.
Expiration Date: 08/10/07
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED JUNE 25, 2007

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 Scenic Specific Plan (Ordinance No.174,052);

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 antennas, equipment cabinets, and coax cable tray to be installed on the parapet walls and rooftop of an existing commercial building having a maximum height of 37'-0", in lieu of the maximum height limit of 30 feet; and

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7 C of the LAMC, with the Ventura-Cahuenga Boulevard Corridor Specific Plan.

PROJECT: Installation, use and maintenance of an unmanned wireless telecommunication facility and appurtenant screening material, approximately 37'-0" high, on an existing commercial building. Twelve (12) panel antennas will be located on the existing building's parapet wall, eight (8) equipment cabinets located on the building, and one (1) coax cable tray located on the rooftop. All equipment will be screened to match the building's color and texture.

APPLICANT: T-Mobile, Attn.: Brian Stotelmeyer
Trillium Consulting, Attn.: John Austin

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

4. **ZA-2004-1986-ZV-YV- PA1-1A**

CEQA: ENV-2004-1987-MND
Plan: Reseda-West Van Nuys

Council District: 3
Location: 18831 West Topham Street
Expiration Date: 09/11/07
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-U, of a Plan Approval to permit an existing 11-bedroom house to be used as an elder/assisted living care facility for a maximum of 22 residents inclusive of the live-in staff in the RA-1-K Zone pursuant to the December 1, 2004 grant approval under Case No. ZA 2004-1986(ZV)(YV).

APPLICANT: Noble Williams
Oscar Ensafi, Representative

APPELLANT: Kathy Delle Donne, Tarzana Property Owners Association

STAFF RECOMMENDS DENIAL OF APPEAL.
Michael LoGrande (213) 978-1318

5. **ZA-2006-8383-ZAA-ZAD-1A**

CEQA: ENV-2007-0892-MND
Plan: Bel Air-Beverly Crest

Council District: 5
Location: 2671 Bowmont Drive
Expiration Date: 08/26/07
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denials of: **1)** pursuant to Los Angeles Municipal Code Section 12.28, a Zoning Administrator's Adjustment from Section 12.21-C,1(g) to allow walls at a maximum height of 20-feet (Wall 1) within the westerly side yard; and **2)** pursuant to Los Angeles Municipal Code Section 12.24-X,26, a Zoning Administrator's Determination to allow Wall No.1 at a maximum height of 20-feet.

APPLICANT: Haig Tacorian
Bill James, Representative

APPELLANT: Haig Tacorian
Bill James, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
Patricia Brown (213) 978-1306

6. **ZA-2006-1488-ZV-1A**

CEQA: ENV-2006-1489-MND
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 5
Location: 15030 West Ventura
Boulevard
Expiration Date: 08/27/07
Appeal Status: Further appealable to City
Council if granted

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance from Section 12.70 granting the use and maintenance of a 1,300 square-foot massage parlor within an existing 56,018 square-foot shopping center within 500 feet of a residential zone.

APPLICANT: James Fortune
Masud Hakim, Representative

APPELLANT: Sherman Oaks Homeowners Association
David Rankell, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
R. Nicolas Brown (818) 374-5069

7. **ZA-2001-5482-PAD-PA3-1A**

CEQA: ENV 2001-5483-MND
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 6221 North Fallbrook Avenue
Expiration Date: 08/27/07
Appeal Status: Not further appealable to City
Council

PUBLIC HEARING

TWO APPEALS, of the Zoning Administrator's approvals and denials concerning certain Condition, pursuant to Los Angeles Municipal Code Section 12.24-M, of a Plan Approval for modifications to Conditions for Ivy Academia Charter School. Appellant 1 (applicant) appeals the denial of requested modifications to Condition Nos.: 8 (on-site parking); 13 (outdoor play time); 39 (outdoor play area); and 44 (grant time extension). Appellant 2 (protestant) appeals the approved deletion of Condition Nos.: 25 (2-foot solid wall addition); 26 (southeast corner planted and automated sprinkler lawn); 29 (south side modular building set back for future street); 30 (Erwin Street trees to be retained and replacement); and 33 (double pane glass replacement for western neighbor's house).

APPLICANT: Eugene Selivanov, Ivy Academia Charter School
Masud Hakim, Representative

APPELLANTS: 1) Eugene Selivanov
2) Charles Salverson

STAFF RECOMMENDS DENIAL OF APPEAL.
R. Nicolas Brown (818) 374-5069

8. **ZA-2006-7041-ZV-1A**

Related Case: Tentative Tract No. 66193

CEQA: ENV-2006-6948-MND
Plan North Hollywood-Valley
Village

Council District: 4
Location: 10916 W. Otsego Street
Expiration Date: 08/31/07
Appeal Status: Further appealable to
City

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 2.27, of a variance from Ordinance No. 165,108, effective September, 1989, to allow a 5th unit with a lot area of 1,005 square feet of lot area in lieu of the required 1,200 square feet of lot area per unit, as required per the Q Condition in the [Q]R3-1 Zone.

APPLICANT: Otsego Properties, LLC

APPELLANT: Otsego Properties, LLC
Mark Majetti, Representative

STAFF RECOMMENDS DENIAL OF APPEAL
Candida League

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 23, 2007**
at the **Marvin Braude Constituent Service 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.