

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, DECEMBER 13, 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, 8, 9, 10, AND 11 :

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. **DIR 2007-2111-SPP-1A**

CEQA: ENV-2006-4813-MND
Plan: North Hollywood-Valley Village

Council District: 2
Location: 11951 W. Riverside Drive
Expiration Date: 12/13/07
Appeal Status: Not further appealable
to City Council

NOTE: *The South Valley Area Planning Commission received a request on October 25, 2007 for reconsideration of its decision made on September 11, 2007 of an appealed project permit compliance determination with the Valley Village Specific Plan, in accordance with the commission policy, pertaining to the condition of approval requiring the relocation of the driveway/access onto Ben Avenue.*

PUBLIC HEARING COMPLETED ON SEPTEMBER 27, 2007

RECONSIDERATION OF AN APPEAL, of the Director of Planning's **Conditional Approval** of Project Permit Compliance, pursuant to Section 11.5.7 of the Los Angeles Municipal Code.

PROJECT: Demolition of four existing, single-family residences, and the construction of a new, two-story, 18 unit condominium, with maximum height of 30 feet, and a semi-subterranean parking for a total of 45 parking spaces (which includes ½ guest parking space per unit) on a 29,700 square foot lot.

APPLICANT: Greg O'Connor

APPELLANT: Carol & Hillary Smotherman

STAFF RECOMMENDS APPROVAL OF THE REQUESTED RECONSIDERATION OF APPEALED DETERMINATION TO ALLOW THE ACCESS DRIVEWAY CONDITION TO BE MODIFIED IN ACCORDANCE WITH THE STAFF REPORT.

Frank Quon (818) 374-5036

4. [DIR-2007-3681-DRB-SPP-IA](#)

CEQA: ENV-2007-3682-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 4
Location: 7218-22 Sunnydip Trail
Expiration Date: 12/31/07
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 Los Angeles Municipal Code.

PROJECT: Construction of a maximum, 3,700 square-foot (including an attached two-car garage and one-car carport), three-story, single-family residence, on an approximately 7,400 square-foot lot. The project is in the Outer Corridor and not visible from Mulholland Drive.

APPLICANT: Ziad Janah
Theo Geiringer, Representative

APPELLANT: Cahuenga Pass Neighborhood Association
Joan Luchs, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
Oliver Netburn, (818) 374-5038

5. [DIR-2007-4157-DRB-SPP-IA](#)

CEQA: ENV-2007-4158-CE
Plan: Hollywood

Council District: 4
Location: 7668 W. Woodrow Drive
Expiration Date: 01/09/08
Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

AN APPEAL, of the Director of Planning's **Disapproval** of the 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 Los Angeles Municipal Code.

PROJECT: A Design Review and Project Permit Compliance application for the demolition of an existing 473 square-foot single-family residence, and the construction of a new, two-story, single-family residence, for a total of no more than 3,550 square feet (including an attached two-car garage), on an approximately 7,200 square-foot lot. The maximum project height is 36 feet. The project is in the Outer Corridor, downslope, and not visible from Mulholland Drive.

APPLICANT: Susan Vorhand

APPELLANT: Susan Vorhand
Max Sena, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
Jennifer Driver, (818) 374-5034

6. [ZA-2007-0982-YV-ZAD-1A](#)

CEQA: ENV-2005-6477-CE
Plan: Bel Air-Beverly Crest

Council District: 5
Location: 8660 West Skyline Drive.
Expiration Date: 01/05/08
Appeal Status: Further appealable to City Council if variance is granted

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance from Section 12.21-A, 17(c)(2) of the Municipal Code to permit the construction, use and maintenance of a single-family dwelling to observe a height of 55 feet 7 inches in lieu of the 45 feet otherwise permitted.

APPLICANT: David Abramowitz
Fred Gaines, Representative

APPELLANT: David Abramowitz
Fred Gaines, Representative

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

7. [ZA-2006-10269-ZAD-ZAA-1A](#)

Related Case: DIR-2006-4070-DRB-SPP-MSP

CEQA: ENV-2006-10270-MND
Plan: Canoga Park-Winnetka-Woodland Hills-West Hills

Council District: 3
Location: 4195 Saltillo Street
Expiration Date: 01/16/08
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approvals of: **1)** Pursuant to Los Angeles Municipal Code Sections 12.24-X,21,a Zoning Administrator's Determination granting use of property fronting a Substandard Hillside Limited Street that does not have a vehicular access on street improved with a minimum 20-foot wide continuous paved roadway width to the boundary of the Hillside Area as required under Section 12.21-A,17(e)(3), in conjunction with the construction of a 1,970 square-foot, single-family dwelling with an attached 394 square-foot garage, for a total of 2,364 square feet, on a vacant 6,354 square-foot lot; and **2)** Pursuant to Los Angeles Municipal Code Sections 12.28, a Zoning Administrator Adjustment from Section 12.21-C,1(g) granting an over height fence/wall 10 feet in height in the front yard setback and 15 feet 8 inches within the easterly side yard setback.

APPLICANT: Eugenia Gouzy
Herman Gouzy, Representative

APPELLANT: Robert Morgan

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

8. [ZA-2007-0975-ZAD-1A](#)

Related Case: DIR-2006-4066-DRB-SPR-MSP

CEQA: ENV-2007-0976-MND

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

Council District: 3

Location: 4199 Saltillo Street

Expiration Date: 01/16/08

Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Sections 12.24-X,21, of a Zoning Administrator's Determination granting use of property fronting a Substandard Hillside Limited Street that does not have a vehicular access on a street improved with a minimum 20-foot wide continuous paved roadway width to the boundary of the Hillside area as required under Section 12.21-A,17(e)(3), in conjunction with the construction of a 2,362 square-foot, single-family dwelling with an attached 502 square-foot garage, for a total of 2,874 square feet, on a vacant 6,497 square-foot lot.

APPLICANT: Eva Domnics
Herman Gouzy, Representative

APPELLANT: Robert Morgan

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

9. [DIR-2007-0371-DRB-SPP-IA](#)

CEQA: ENV-2007-0372-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 5
Location: 13751 Mulholland Drive
Expiration Date: 01/02/08
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 Los Angeles Municipal Code.

PROJECT: Construction of a maximum, 7,500 square-foot (including an attached two-car garage), two-story, single-family residence, on an approximately 21,700 square-foot lot. The maximum project height is 30 feet. The project is in the Inner Corridor, downslope, and visible from Mulholland Drive.

APPLICANT: Jasbir Singh

APPELLANTS: Jasbir Singh
Korin L. Kahn

STAFF RECOMMENDS GRANTING OF APPEAL IN PART BY IMPOSING THE ADDITIONAL CONDITIONS OF APPROVAL CONTAINED IN EXHIBIT N.
Daniel O'Donnell, (818) 374-5066

10. [DIR-2006-6528-DRB-SPP-IA](#)

CEQA: ENV-2006-6529-CE
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 4326 Rosario Street
Expiration Date: 01/09/08
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 Los Angeles Municipal Code.

PROJECT: Construction of a new, 2,056 square-foot (including an attached, 2-car garage), two-story, single-family residence, on an approximately 2,200 square-foot lot. The maximum proposed building height is 21 feet. The project requires 153 cubic yards of cut, 60 cubic yards of fill and 93 cubic yards of export. The project is in the Outer Corridor and not visible from Mulholland Drive.

APPLICANT: Angelica S. Dolgin

APPELLANT: Ann Fuhrman

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

11. [DIR-2007-3046-SPP-IA](#)

CEQA: ENV-2007-3047-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2
Location: 12117 Ventura Boulevard
Expiration Date: 01/10/08
Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

AN APPEAL, of the Director of Planning's Determination of the Project Permit Compliance
Conditional Approval – Ventura-Cahuenga Boulevard Corridor Specific Plan.

PROJECT: A Specific Plan Project Permit Compliance for a new façade, two (2) new signs, outdoor seating area and a change-of-use from retail to sit-down restaurant in an existing 2,743 square feet tenant space within a multi-tenant shopping center. The outdoor seating shall be uncovered and therefore not considered floor area

APPLICANT: Grace Byers

APPELLANT: Allen Ravert

STAFF RECOMMENDS DENIAL OF APPEAL.
Priya Mehendale, (818) 374-5044

12. **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, December 27, 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 or by e-mail at APCSouthValley@lacity.org