

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, FEBRUARY 28, 2008, 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 NO. 3, 4, 5, 6, AND 7:

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 August 09, 2007, August 23, 2007, September 27, 2007, and October 25, 2007

3. **DIR-2007-3681-DRB-SPP-IA**

CEQA: ENV-2007-3682-CE	Council District: 4
Plan: Sherman Oaks-Studio City- Toluca Lake-Cahuenga Pass	Location: 7218-22 Sunnydip Trail
	Expiration Date: 12/31/07 ext.
	Appeal Status: Not further appealable to City Council

NOTE: *The South Valley Area Planning Commission received a request on January 10, 2008 for reconsideration of its decision made on December 13, 2007 as applicant claimed that Notice of Hearing was not served/received which was the reason of their no-show during that meeting.*

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 TO GRANT THE APPEAL IN PART; SUSTAIN THE DETERMINATION OF THE DIRECTOR OF PLANNING; ADOPT THE ADDITIONAL CONDITIONS OF APPROVAL; AND ADOPT FINDINGS.
Oliver Netburn, (818) 374-5038

4. [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 ext.
Appeal Status: Further appealable to City Council if variance is granted

Continued from December 13, 2007

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

5. [DIR-2007-3628-DRB-SPP-IA](#)

CEQA: ENV-2007-3629-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2
Location: 3623 Oakdell Road
Expiration Date: 03/25/08
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: Demolition of a 1,990 square-foot portion of, and the construction of a 4,000 square-foot addition to, an existing 2,496 square-foot (including an attached, three-car garage), two-story, single-family residence, for a total of no more than 4,900 square feet, on an approximately 28,646 square-foot lot. The maximum project height is 31 feet. The project is in the Outer Corridor and not visible from Mulholland Drive.

APPLICANT: Dan & Stacey Blom

APPELLANT: Fryman Neighbors & Matti Leshem, Lynn Harris & Matti Leshem, Anita Hirsh, Richard & Jean Jefferies, Arna & Norman Toback, and Jeremy & Fabienne Toback

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

6. ZA-2007-3158-ZAA-IA

CEQA: ENV-2007-3159-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 5
Location: 3601 Beverly Ridge Road
Expiration Date: 03/03/08
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to Section 12.28 of the Los Angeles Municipal Code, of a Zoning Administrator's Adjustment from Sections 12.07.01-C,1 and 12.07.01-C,2 granting a reduced front yard of 0.7 feet in lieu of the required 20 feet and reduced side yard of 6 feet 11 inches in lieu of the required 10 feet, in conjunction with a proposed first floor parking garage (461 square feet) and second floor recreation room (360 square feet) for an existing single-family dwelling. (Note: The appellant states that he is not appealing the approval of the 0.7-foot front yard setback.)

APPLICANT: Natasa and Milos Andrejic

APPELLANT: Tim Garvin

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

7. [TT-68757-CC-1A](#)

CEQA: ENV-2007-1477-CE
Plan: North Sherman Oaks

Council District: 2
Location: 5860 North Hazeltine Avenue
Expiration Date: 03/13/08
Appeal Status: Further appealable to
City Council

PUBLIC HEARING

AN APPEAL, from the entire decision of the Deputy Advisory Agency's disapproval of Tentative Tract No. 68757-CC for 9-unit residential condominium conversion.

APPLICANT: Mount Property Management, LLC.

APPELLANT: Ben Safyari

STAFF RECOMMENDS DENIAL OF APPEAL.
Lateef Sholebo (213) 978-1454

8. **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 13, 2008**
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