

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

**SOUTH VALLEY AREA PLANNING COMMISSION  
THURSDAY, MARCH 27, 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, 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
- C. Minutes of December 13, 2007

3. **VTT-69417-IA**

**CEQA:** ENV-2007-3763-MND  
**Plan:** North Sherman Oaks

**Council District:** 2  
**Location:** 5300, 5306, 5312  
North Sepulveda Boulevard and  
15242 West Weddington Street  
**Expiration Date:** 03/13/08 ext.  
**Appeal Status:** Further appealable to City  
City Council

***Continued from 03/13/08***

**PUBLIC HEARING**

**AN APPEAL**, from a part of the Deputy Advisory Agency's approval of Vesting Tentative Tract No. 69417 on the Aesthetics (Landscaping) issue for the subdivision and construction of a new 26-unit condominium development on a property in the [Q]R3-1 zone.

**APPLICANT:** 1 Weddington, LLC.  
Jerome Buckmelter Associates, Representative

**APPELLANTS:** Anita M. Berthold (Full list of appellants is in the Appeal Application)

**STAFF RECOMMENDS TO GRANT THE APPEAL IN PART WITH AN AMENDED CONDITION;  
SUSTAIN THE DECISION OF THE ADVISORY AGENCY; ADOPT FINDINGS.**  
Jack Chiang (818) 374-5045

4. **ZA-2007-3385-ZAD-1A**

**Plan:** Encino-Tarzana  
**CEQA:** ENV-2007-3386-MND

**Council District:** 3  
**Location:** 5448 North Aura Avenue  
**Expiration:** 05/11/08  
**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 as required under Section 12.21-A,17(e)(3) to the boundary of the Hillside Area, in conjunction with the construction of a single-family dwelling.

**APPLICANT:** Elan Levi

**APPELLANT:** Laura McNamara, Committee to Preserve Aura Avenue

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

5. **DIR-2007-4435-DRB-SPP-IA**

**CEQA:** ENV-2007-4436-CE  
**Plan:** Canoga Park-Winnetka  
Woodland Hills-West Hills

**Council District:** 3  
**Location:** 21343 Golondrina Street  
**Expiration Date:** 05/13/08  
**Appeal Status:** Not further appealable to City Council

***Continued from 02/28/08***

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, 2,400 square-foot (including an attached, two-car garage), two-story over garage, single-family residence, on an approximately 6,200 square-foot lot. The maximum project height is 36 feet. The project requires cutting down two (2) protected trees. The project is in the Outer Corridor, downslope, and not visible from Mulholland Drive.

**APPLICANT:** Alex Fox

**APPELLANT:** David J. Butkovich

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

6. **ZA-2007-0187-CU-ZV-1A**

**CEQA:** ENV-2007-0188-CE  
**Plan:** Reseda-West Van Nuys

**Council District:** 12  
**Location:** 6100 North Lindley Avenue  
**Expiration:** 04/08/08  
**Appeal Status:** Not further appealable to City Council

PUBLIC HEARING

**AN APPEAL**, from certain conditions of the Zoning Administrator's approvals of:

- 1) pursuant to Los Angeles Municipal Code Section 12.24-W,51, a Conditional Use to permit the continued operation, use and maintenance of a 19,575 square-foot five classroom preschool and kindergarten; and a zero-foot front yard setback for a monument sign; and
- 2) pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, a variance from Section 12.07 of the code to permit a 32 square-foot double face monument sign within the front yard setback. Specifically appealed were Condition Nos.: 7- (hours of operation); 9- (access gate); 14- (site use limitation); 17- (on-site parking only); 19- (signage limitation); and 21- (5 year grant limit).

**APPLICANT:** Evan Levi, Levi Family Trust  
Lee Ambers, Representative

**APPELLANT:** Evan Levi, Levi Family Trust  
Lee Ambers, Representative

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

7. **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, April 10, 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](mailto:APCSouthValley@lacity.org)