

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JULY 10, 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 NOS.: 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 272, 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. **ZA-2007-2478-ZAD-1A**

CEQA: ENV-2006-2479-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 5
Location: 4135 North Nagle Avenue.
Expiration Date: 07/27/08 ext.
Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-X, 7 of a Zoning Administrator's Determination to permit the construction, use and maintenance of an 8-foot wrought iron fence with a gate and light fixtures within the front yard setback area in lieu of the maximum 3 feet 6 inches otherwise allowed in the front yard pursuant to Section 12.21-C,1(g) of the Municipal Code in the R1 Zone.

APPLICANT: Andrew Silverstein

Chris Parker, Pacific Crest Consultants
Steve Catalano, GCG Rose & Kindel
Representatives

APPELLANT: Andrew Silverstein

Chris Parker, Pacific Crest Consultants
Steve Catalano, GCG Rose & Kindel
Representatives

STAFF RECOMMENDS DENIAL OF APPEAL.
Sue Chang (213) 978-3304

4. **DIR-2008-0102-SPP-M1-1A**

CEQA: ENV-2008-0103-CE
Plan: Encino-Tarzana

Council District: 3
Location: 5501 Reseda Boulevard
Expiration Date: 07/11/08
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, of the Director of Planning's Determination of Project Permit Compliance, Conditional Approval, pursuant to Section 11.5.7.C.6 of the Los Angeles Municipal Code, - Ventura-Cahuenga Boulevard Corridor Specific Plan.

PROJECT: A Specific Plan Project Permit Compliance for the (1) a new building façade, (2) installation of one new 45" X 18' wall sign reading "Berrylicious Frozen Yogurt" and (3) a change-of-use from of an existing retail use (2,048 sq. ft.) to restaurant (yogurt shop) and office.

APPLICANT: Isaac Mizrahi

APPELLANT: Kathy Delle Donne (Tarzana Improvement Association)

STAFF RECOMMENDS TO GRANT THE APPEAL IN PART BY IMPOSING THE ADDITIONAL CONDITIONS OF APPROVAL CONTAINED IN THE STAFF REPORT; SUSTAIN THE DETERMINATION OF DIRECTOR OF PLANNING AND ADOPT THE FINDINGS THEREIN AND ADOPT THE ENV-2008-0103- CE.
Priya Mehendale (818) 374-5044

5. **DIR-2005-4984-DRB-SPP-1A**

CEQA: ENV-2005-4985-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 4
Location: 7015 Pacific View Drive
Expiration Date: 08/22/08
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 Los Angeles Municipal Code.

PROJECT: The construction of new, 6,195 square-foot (including an accessory structure and detached, 3-car garage), single-family residence, on an approximately 18,314 square-foot lot. The maximum project height is 33 feet. The project is in the Inner and Outer Corridor, upslope, and visible from Mulholland Drive.

APPLICANT: Addison Wright and Laurene Coughlin

APPELLANT: Bruce Traney

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

6. ZA-2007-5013-CUB-1A

CEQA: ENV-2006-5014-MND
Plan: Van Nuys-North Sherman Oaks

Council District: 6
Location: 15230 Vanowen Street
Expiration Date: 07/24/08 ext.
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's denial pursuant to Los Angeles Municipal Code Section 12.24-W,1, of a request for a conditional use to permit the sale of a full line of alcoholic beverages for off-site consumption at a 15,360 square-foot market within an existing shopping center.

APPLICANT: Russell Perkins/Parker Fender – Evergreen Devco, Inc.
Gregg Masini - Representative

APPELLANT: Russell Perkins/Parker Fender – Evergreen Devco, Inc.
Elizabeth Camacho, Irell & Manella, LLP - Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
Larry Friedman (213) 978-1225

7. DIR-2007-5376-BSA-1A

CEQA: ENV-2007-5377-CE
Plan: North Hollywood-Valley Village

Council District: 2
Location: 11476 West Huston Street
Expiration Date: 07/26/08 ext.
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's decision, pursuant to the provisions of Section 12.26-K of the Los Angeles Municipal Code for: **1)** denial of the appeal from the request for a Director's Determination as to whether the Department of Building and Safety erred or abused its discretion in its determination that a Covenant and Agreement to Hold Property as One Parcel ("Lot Tie Affidavit") is not required in conjunction with the issuance of Building Permit Nos. 07016-10000-03424 and 07010-10000-00708 for alterations to the existing dwelling and construction of a carport; and **2)** Lot 33 of Tract 9311 is a legal lot and that the parcel known as the easterly 30 feet of Lot 32 of Tract 9311 is also an individual, legal lot.

APPLICANT: David J. and Batya S. Ordin Trust
Lloyd Pilchen - Jeffer Mangels, Butler & Marmaro, LLP - Representative

APPELLANT: Lori Oberg
Tom Patterson, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
Albert Landini

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, July 24, 2008**
at the **Marvin Braude Constituent Service Center**
6262 Van Nuys Blvd., Van Nuys, CA 91401

An Equal Employment Opportunity/Affirmative Action employer

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