

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, SEPTEMBER 11, 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 agendized 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 agendized 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. **TENTATIVE TRACT NO. 69657-CN-1A**

CEQA: ENV-2007-4021-MND
Plan: North Hollywood-Valley Village

Council District: 4
Location: 11269 West La Maida Street
Expiration Date: 07/07/08 ext.
Appeal Status: Further appealable to City Council

Continued from 08/14/09

PUBLIC HEARING

AN APPEAL, from a part of the Deputy Advisory Agency's approval of **Tentative Tract No. 69657-CN** on one-lot subdivision for a maximum six unit new residential condominiums.

APPLICANT: Farhad Farhadian

APPELLANT: Carolina O'Connell

STAFF RECOMMENDS TO GRANT THE APPEAL IN PART BY MODIFYING THE CONDITIONS OF APPROVAL.
Lynn Harper (818) 374-9915

4. **AA-2006-8323-PMLA-1A**

CEQA: ENV-2006-6324-MND
Plan: Encino-Tarzana

Council District: 3
Location: 5650 Melvin Avenue
Expiration Date: N/A
Appeal Status: Not further appealable to City Council

Continued from 08/14/09

PUBLIC HEARING

AN APPEAL, of the entire decision of the Deputy Advisory Agency to conditionally approve the parcel map to create a two-parcel single family development from a 40,500 square foot site.

APPLICANT: Dean C. Daily, Owner
Veronica Granovsky, Representative

APPELLANT: Gordon Hoy

STAFF RECOMMENDS DENIAL OF APPEAL.
Lynn Harper (818) 374-9915

5. **AA-2007-3958-PMLA-1A**

CEQA: ENV-2007-3959-MND
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 7140 North Salisbury Road
Expiration Date: 09/11/08
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

APPEALS, from the entire Deputy Advisory Agency's approval of AA-2007-3958-PMLA for the development of two single-family on a 24,318 net square foot parcel in the RE11-1 Zone..

APPLICANT: Danny Bardwald

APPELLANTS: Bunny Field (Marta), James Kinsley, Rick Shear, Art Codron, and others named
On the petition of Homeowners herewith

STAFF RECOMMENDS DENIAL OF APPEAL.
Nicholas Hendrick (818) 374-5046

6. **TENTATIVE TRACT NO. 69376-CN-1A**

CEQA: ENV-2007-2899-MND
Plan: North Hollywood-Valley Village

Council District: 4
Location: 10740 W. Kling Street
Expiration Date: 09/11/08
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the entire decision of the Deputy Advisory Agency's approval of **Tentative Tract No. 69376-CN** for thirteen-unit residential condominium.

APPLICANT: Jilali Elbaski

APPELLANT: Penny L. Moore

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

7. **DIR-2008-1976-DRB-SPP-1A**

CEQA: ENV-2008-1977-CE
Plan: Bel Air-Beverly Crest

Council District: 5
Location: 9669 Wendover Drive
Expiration Date: 09/11/08
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 2,146 square-foot, single-family residence and the construction of a new, 6,519 square-foot (including an attached, two-car garage), two-story, single-family residence, on a 17,868 square-foot lot. The maximum project height is 28 feet. The project is in the Outer Corridor and not visible from Mulholland Drive.

APPLICANT: Afshin Raminfar

APPELLANT: Afshin Raminfar

STAFF RECOMMENDS TO GRANT THE APPEAL IN PART BY MODIFYING THE CONDITIONS OF APPROVAL NO. 1 CONTAINED IN EXHIBIT L. SUSTAIN THE DETERMINATION OF DIRECTOR OF PLANNING; ADOPT THE FINDINGS; AND ADOPT THE MITIGATED NEGATIVE DECLARATION NO. ENV-2008-1977- CE.
Oliver Netburn (818) 374-5038

8. [APCSV-2006-10090-ZC-ZAA](#)

CEQA: ENV-2006-10091-MND
Plan: North Hollywood-Valley Village

Council District: 2
Location: 11669-11671 W. Victory
Boulevard
Expiration Date: 09/27/08
Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED JULY 14, 2008

ZONE CHANGE, pursuant to Section 12.32 F of the Los Angeles Municipal Code, from C1-1VL (Limited Commercial Zone) to RAS4-1VL (Residential/Accessory Services Zone); and

AN ADJUSTMENT, pursuant to Section 12.28 C 4 of the Los Angeles Municipal Code (LAMC), to permit a front yard of 0-feet for a covered passage (5 feet x 28 feet, 9 inches), in lieu of 5-foot front yard required in the RAS4 Zone.

PROJECT: Demolition of existing one-story commercial building and construction of a three-story, 45-foot high, 35-unit apartment complex (occupied by persons 62 years of age or older), over 9,523 square-feet of ground-floor commercial/retail uses, over at-grade subterranean parking with 73 parking spaces (35 residential spaces, a by-right reduction pursuant to Sec. 12.24 A 4 (u) of the LAMC, with 2 additional guest parking spaces, and 36 commercial spaces) on a 22,500 square-foot site.

APPLICANT: Exedra Properties, Ltd.

REPRESENTATIVE: Armen R. Ter-Oganesian

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM C1-1VL TO (T)(Q)RAS4-1VL SUBJECT TO CONDITIONS OF APPROVAL; APPROVAL OF ADJUSTMENT AS FILED.
Frank N. Quon (818) 374-5036

9. **APCSV-2007-2656-ZC**

CEQA: ENV-2007-2657-MND
Plan: Reseda-West Van Nuys

Council District: 6
Location: 7028 N. Balboa Boulevard
Expiration Date: 09/27/08
Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED JULY 18, 2008

ZONE CHANGE, pursuant to Section 12.32 F of the Los Angeles Municipal Code, from R!-1 (One Family Zone) to [Q]RD1.5-1 (Restricted Density Multiple Dwelling Zone).

PROJECT: Demolition of one single-family dwelling and detached garage for the construction of a six-unit apartment complex composed of two buildings, three-stories (two stories over garage), 35-feet high, with 16 parking spaces (2 per unit and 4 tandem guest parking spaces), on an approximate 13,200 square-foot lot.

APPLICANT: Lake Balboa, LLC.

REPRESENTATIVE: Yoursy A. Ghoneim, ACD, Inc.

STAFF RECOMMENDS DISAPPROVAL OF ZONE CHANGE REQUEST; ADOPT FINDINGS;
AND ADOPT MITIGATED NEGATIVE DECLARATION NO. ENV-2007-2657 MND.
Lynda J. Smith (213) 978-1170

10. **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, September 25, 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