

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, OCTOBER 23, 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.: 5, 6, 7, 8 AND 9:

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. **APCSV-2007-0992-SPE**

Related Cases: DIR-2007-0892-SPP;
APCSV-2007-1005-SPE-ZAA;
APCSV-2007-1013-SPE-ZAA

CEQA: ENV-2007-0993-MND
Plan: Sherman Oaks-Studio City
Toluca Lake-Cahuenga Pass

Council District: 5
Location: 14815 Mulholland Drive
Expiration Date: 10/23/08
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED JUNE 30, 2008

EXCEPTIONS, pursuant to Section 11.5.7 F of the Los Angeles Municipal Code, from the following Sections of the Mulholland Scenic Parkway Specific Plan (Ordinance 167,943):

- a. Section 5.D.2 (c) to permit a building height of 48 feet in lieu of the maximum 40 feet permitted by the plan;
- b. Section 5.D.3 (a) to permit a 5-foot front yard setback in lieu of the minimum 20% of the depth of the lot, but not to exceed 40 feet otherwise required; and
- c. Section 5.D.3 (b) to permit a project with a zero side yard, on the western property line, lieu of the minimum 10% of the width of the lot, but not to exceed 20 feet, otherwise required.

PROJECT: Construction of a new, 8,398 square-foot single-family dwelling including an 843 foot attached garage, 3-stories (approximately 48 feet high) on a 8,368 square foot lot, currently vacant, located within the Mulholland Scenic Parkway Specific Plan area (a lot line adjustment will be filed with the Advisory Agency at a later date to increase the lot to approximately 90,031 square-feet). The project includes the construction of a swimming pool. This request and project has been filed concurrently with the two adjacent properties at 14807 West Mulholland Drive and 14811 West Mulholland Drive filed under Case Nos. APCSV-2007-1005-SPE-ZAA-ZAD and APCSV-2007-1013-SPE-ZAA-ZAD).

APPLICANT: David Teuma

STAFF RECOMMENDS DISAPPROVAL OF ALL THREE REQUESTED SPECIFIC PLAN EXCEPTIONS; APPROVAL OF MITIGATED NEGATIVE DECLARATION NO. ENV-2007-0993-MND.

Thomas Glick (818) 374-5062

4. **APCSV-2008-1217-SPE-SPP**

Related Cases: DIR-2006-9322-SPP

CEQA: ENV-2008-1218-MND

Plan: Encino-Tarzana

Council District: 3

Location: 18705 W. Ventura Boulevard

Expiration Date: 11/08/08

Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED AUGUST 29, 2008

SPECIFIC PLAN EXCEPTION, pursuant to Section 11.5.7 F of the Los Angeles Municipal Code, from the Section 8.B.1.a.1 (Sign Regulations) of the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance 174,052) to allow one additional wall sign in lieu of the maximum one permitted on that portion of a building facing an alley or street other than the primary street frontage; and

PROJECT PERMIT COMPLIANCE. pursuant to Section 11.5.7 C of the Municipal Code, with the Ventura/Cahuenga Boulevard Corridor Specific Plan to permit one wall sign on that portion of the building facing the parking lot.

PROJECT: Installation, use and maintenance of two illuminated channel letter wall signs, in addition to two previously approved wall signs pursuant to DIR-2006-9322-SPP, for a total of four wall signs on a building located on a corner lot within the Ventura/Cahuenga Boulevard Corridor Specific Plan. Sign A (to be located along the east building wall) with a proposed square-footage of 93.42 square-feet and Sign B (to be located along the north building wall) with a proposed square-footage of 73.20, for a total square-footage of 166.62 square-feet.

APPLICANT: Karin Young

STAFF RECOMMENDS DENIAL OF EXCEPTION REQUEST; APPROVAL OF PROJECT PERMIT COMPLIANCE; ADOPTION OF FINDINGS; AND MITIGATED NEGATIVE DECLARATION NO. ENV-2008-1218-MND.

Lynda Smith (213) 978-1170

5. **DIR-2008-1465-SPP-1A**

CEQA: ENV-2008-1466-CE
Plan: Hollywood

Council District: 4
Location: 2415 Carman Crest Drive
Expiration Date: 10/23/08
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL of the Director of Planning's **Disapproval** 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, 1,354 square-foot, accessory structure addition to an existing, 4,522 square-foot (including an attached, two-car garage), single-family residence, for a total of 5,876 square feet, on a 14,937 square-foot lot. The maximum proposed building height is 35 feet, 11 inches. The project is in the Outer Corridor, not visible from Mulholland Drive and subject to the Hillside Ordinance.

APPLICANT: Alvy Singer Living Trust

APPELLANTS: Scott Joyce Design, Inc.

Alvy Singer Living Trust

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

6. **DIR-2008-0964-SPP-1A**

CEQA: ENV-2008-0965-CE
Plan: Hollywood

Council District: 4
Location: 2133 Outpost Drive
Expiration Date: 10/23/08
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, 3,060 square-foot, (including an attached, two-car garage), two-story single-family residence, on 46,843 square foot lot. The maximum proposed building height is 44 feet. The project is in the Outer Corridor, downslope and visible from Mulholland Drive.

APPLICANT: Jun Sakamoto

APPELLANTS: Estera Z. Slamar
Outpost Drive Neighbors

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

7. PS-1354-1A

CEQA: ENV-2001-3642-MND
Plan: Sherman Oaks-Studio City-
Toluca Lake

Council District: 2
Location: 12340 Viewcrest Road
Expiration Date: 08/31/08 ext.
Appeal Status: Not further appealable to
City Council

Continued from 09/25/08

PUBLIC HEARING

AN APPEAL, from the entire decision of the Advisory Agency in approving PS-1354 for a private street providing legal frontage and access for a legal lot located at 12340 Viewcrest Road..

APPLICANT: Syed Hasan

APPELLANT: Melanie Reingold Personal Residence Trust dated August 19, 2005

STAFF RECOMMENDS DENIAL OF APPEAL.
Joey Vasquez (213) 978-1352

8. TENTATIVE TRACT NO. 69184-1A AND
9. ZA-2008-0813-ZV-ZAA-1A

CEQA: ENV-2007-2973-MND
Plan: North Hollywood-Valley Village

Council District: 2
Location: 12717 – 12737 W. Barbara
Ann Street
Expiration Date: 11/06/08
Appeal Status: Further appealable to City
Council

PUBLIC HEARING

APPEALS, from the entire decision of the Advisory Agency in denying Tentative Tract No. 69184 and the entire decision of the Zoning Administrator in denying ZA-2008-0813-ZV-ZAA.

PROJECT: 1) A Tentative Tract for a six-lot subdivision for six existing apartment buildings having four units each; 2) a Zone Variance to allow four dwelling units per lot in lieu of the permitted three; and 3) Zoning Administrator Adjustments to permit reduced lot widths of 42.80 feet to 43.20 feet in lieu of the required 50 feet, and side yards of 3.4 feet to 3.7 feet in lieu of the required 4 feet.

APPLICANT: Sylvan Investments

REPRESENTATIVE: Ron Cargill
Cargill Planning

STAFF RECOMMENDS DENIAL OF APPEALS.

Joey Vasquez (213) 978-1352

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, November 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