

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, FEBRUARY 12, 2009, 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, 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 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-2007-4872-ZAA-1A**

CEQA: ENV-2007-4873-CE

Plan: Canoga Park

Continued from 01/08/09

Council District: 3

Location: 4914 Nomad Drive

Expiration Date: 01/13/09 ext.

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL from the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.28, in granting approval of a Zoning Administrator's Adjustment from Section 12.21-C,1 for the construction, use and maintenance of a fence up to 12-feet in height in the front yard setback in lieu of the permitted 6-feet, in conjunction with a single-family dwelling; and **adoption** of Categorical Exemption, No. ENV-2007-4873-CE, the environmental clearance for the project as recommended by City staff.

APPLICANT: Mekhi Phifer
Daniel Johnson, Representative

APPELLANT: Arman Torossian/Andre P. Sanii
Derek L. Tabone, Esq., Representative

STAFF RECOMMENDS: **Deny** the appeal; **sustain** the decision of the Zoning Administrator, in granting **approval** for the construction, use and maintenance of a fence up to 12-feet in height in the front yard setback in lieu of the permitted 6-feet, in conjunction with a single family dwelling; and **adopt** Categorical Exemption, No. ENV-2007-4873-CE, the environmental clearance for the project as recommended by City staff. Adoption of the categorical exemption will mean that the project may be approved without any environmental review or other compliance under the California Environmental Quality Act.

Staff: R. Nicolas Brown (818) 374-5069

4. **ZA-2008-1749-CUW-1A**

CEQA: ENV-2007-1750-MND
Plan: Encino-Tarzana

Council District: 5
Location: 4401 North Gable Drive
Expiration Date: 02/21/09
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-W,49, for the **denial** of a Conditional Use Permit to permit the installation, use and maintenance of an unmanned wireless telecommunications facility consisting of 12 antennas (three arrays of four each) placed on stub mounts (16 feet top of antennas) on the south edge of the hilltop of the existing water tank and six equipment cabinets mounted on a raised concrete pad in an 8-foot high chain link fence enclosure; and **do not adopt** Mitigated Negative Declaration No. ENV-2007-1750-MND .

APPLICANT: Scott Harry, T-Mobile USA; LADWP; Brandy Roybal-Valdez
Representative: Charles Dunn, Synergy Development Services

APPELLANT: Omnipoint Communications, Inc.
A subsidiary of T-Mobile USA, Inc.

STAFF RECOMMENDS: **Deny** the appeal; **sustain** the decision of the Zoning Administrator, in **denying** Conditional Use Permit to permit the installation use and maintenance of an unmanned wireless telecommunications facility consisting of 12 antennas (three arrays of four each) placed on stub mounts (16 feet top of antennas) on the south edge of the hilltop of the existing water tank and six equipment cabinets mounted on a raised concrete pad in an 8-foot high chain link fence enclosure; and **do not adopt** Mitigated Negative Declaration No. ENV-2007-1750-MND, the environmental clearance for the project as recommended by City staff.

Staff: R. Nicolas Brown (818) 374-5069

5. **ZA-2007-4635-ZV-ZAA-PA1-1A**

CEQA: ENV-2007-3642-MND
Plan: Van Nuys- North Sherman Oaks

Council District: 5
Location: 13079 West Chandler Boulevard
Expiration Date: 02/23/09
Appeal Status: Zone Variance is further appealable to City Council if granted.

PUBLIC HEARING

APPEALS, from the Zoning Administrator's decision **1)** pursuant to Los Angeles Municipal Code Section 12.21-A,2, for the **dismissal of a Zoning Administrator's Interpretation** that the R1-1 Zone applies to the vacated portion of Chandler Boulevard per Resolution to Vacate No. 07-1400957 adopted April 27, 2007 and recorded July 27, 2007 inasmuch as said action is consistent with Section 12.30-F of the Municipal Code and an interpretation is not necessary as the zoning maps for the vacated portion have already been updated to reflect the R1 Zone; **2)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, for **denial of a variance** from Section 12.21.1 of the Municipal Code to permit a building height of 37 feet for a religious facility in lieu of the 33 feet otherwise permitted in the R1 Zone or in lieu of the 28 feet permitted in the R1 Zone when the roof of the uppermost story of a building has a slope which is less than 25%; and, **3)** pursuant to Los Angeles Municipal Code Section 12.24-W,9, for the **approval of a conditional use** to permit the construction, use and maintenance of a religious facility in the R1 Zone; and **4)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, the **approval of a variance** from Section 12.21-A,4(e) of the Municipal Code as modified by this action to permit 5 parking spaces in lieu of 68 spaces required (1 per 35 square feet of assembly space) in conjunction with a maximum permitted assembly space of 2,400 square feet (which shall include Synagogue and Multi-Purpose Room space) instead of the applicant's request for a variance to permit 5 parking spaces in lieu of 104 spaces required (1 per 35 square feet of assembly space) in conjunction with the applicant's proposed maximum assembly space of 3,654 square feet (2,366 square-foot Synagogue plus 1,288 square-foot Multi-Purpose Room); and, a variance from Section 12.21-A,6(d) of the Municipal Code to permit no wall enclosure for the parking area; and, **5)** pursuant to Los Angeles Municipal Code Section 12.28, **approval of an adjustment** from Section 12.08-C,1 of the Municipal Code, as modified by this action, to permit a minimum front yard setback along Ethel Avenue of 10 feet in lieu of the 20 feet otherwise required instead of the applicant's request to provide a varying front yard setback between 2 feet and 10 feet 10 inches in lieu of the 20 feet required; and, an adjustment from Section 12.08-C,2 of the Municipal Code to permit a northerly side yard adjoining MTA property of zero feet in lieu of the 7 feet otherwise required for a four-story building (with a habitable basement which counts as a story), and an adjustment from Section 12.08-C,2 of the Municipal Code, as modified by this action, to permit a minimum southerly side yard adjoining Chandler Boulevard of 6 feet in lieu of the 7 feet otherwise required for a four-story building (with a habitable basement which counts as a story) instead of the applicant's request to provide a southerly side yard setback varying from 2 feet to 10 feet 2 inches; **adoption** of Mitigated Negative Declaration No. ENV-2007-1099-MND.

APPLICANT: Rabbi Aaron Abend, Chabad of North Hollywood, Chabad of the Valley, Inc.
Representative.: Benjamin Reznik, Jeffer Mangels Butler & Marmaro, LLP

APPELLANT: Mitchell L. Ramin; Jeff Gantman; Rabbi Aaron Abend

STAFF RECOMMENDS: **Deny** the appeal: **sustain** the decision of the Zoning Administrator, for the proposed Conditional Use for a religious facility in the R-1 Zone with related Variances, Zoning Administrator's Adjustments, and a Zoning Administrator's Interpretation, and Mitigated Negative Declaration ENV-2007-4636-MND for the project as recommended by City Staff.

Staff: Lourdes Green (213) 978-1313

6. **DIR-2005-3266-PUB-ZV-ZAA-PA1-1A**

Related Case: CPC-2005-3266-PUB-ZV-ZAA

CEQA: ENV-2008-4300-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2
Location: 4155 N. Whitsett Avenue
Expiration Date: 01/30/09 ext.
Appeal Status: Zone Variance may be
appealed to City Council
if granted

PUBLIC HEARING

AN APPEAL, of the Director's Determination allowing the removal of four (4) trees fronting Whitsett Avenue from Fire Station No. 78 approved for construction, use and maintenance by the City Planning Commission on September 22, 2005 (CPC 2005-3266-PUB-ZV-ZAA); **adoption** of Categorical Exemption No. ENV-2008-4242-CE will be considered.

REQUESTED ACTION: Pursuant, to Section 12.24 M, delegating authority to the Director of Planning to approve in behalf of the City Planning Commission plans for the development of previously approved conditional use, to approve a modification of the Landscape Plan (Condition No. 5) allowing the removal of four eucalyptus trees from the Fire Station site.

APPLICANT: Los Angeles Fire Department
Bureau of Engineering

APPELLANT: Barbara Monahan Burke

STAFF RECOMMENDS: **Deny** the appeal; **sustain** the Director's Site Plan Review Determination dated December 12, 2008; **adopt** findings and **adopt** Categorical Exception ENV-2008-4300-CE

Staff: Rony E. Giron (818) 374-9907

7. **APCSV-2008-2458-BL-ZBA**

Related Case: AA-2001-5731-PMLA

CEQA: ENV-2008-2459-ND
Plan: Van Nuys-Sherman Oaks

Council District: 2
Location: 6557 N. Woodman Avenue and
6550 N. Mammoth Avenue
Expiration Date: 02/14/09
Appeal Status: Further appealable to City
Council

PUBLIC HEARING COMPLETED JANUARY 05, 2009

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Los Angeles Municipal Code (LAMC) of a 49.89 linear foot portion of a 20-foot building line established by Ordinance No. 86,540, located on the east side of Woodman Avenue;

ZONE BOUNDARY ADJUSTMENT, pursuant to Section 12.32 R of the Los Angeles Municipal Code (LAMC), to allow the exchange of approximately 1,098 square feet between the existing R1-1 and [Q]R3-1 zones; **and**

ADOPT NEGATIVE DECLARATION NO. ENV-2008-2459-ND.

PROJECT: No project is proposed. A separate public hearing before the Advisory Agency was held on June 13, 2002 for Parcel Map No. AA-2002-5731-PMLA

APPLICANT: Serob Torosian
Representative: Oscar Ensafi

STAFF RECOMMENDS: **Approve** the Building Line Removal request of a 20-foot building line; **approve** a Zone Boundary Adjustment as requested; **adopt** findings and; **adopt** Negative Declaration No. ENV-2008-2459-ND.

Staff: Debbie Lawrence (213) 978-3034

8. **AA-2007-3951-PMLA-1A**

CEQA: ENV-2007-3952-ND
Plan: Bel Air-Beverly Crest

Council District: 5
Location: 13526 & 13610 W. Mulholland Drive, 13616, 13530, 13546 & 13568 Firth Drive
Expiration Date: N/A
Appeal Status: Not further appealable to City Council

PUBLIC HEARING COMPLETED SEPTEMBER 04, 2008

AN APPEAL, of the Advisory Agency's approval of AA-2007-3951-PMLA in its entirety for the Preliminary parcel map for a two-parcel, single-family, residential subdivision over a 227,351 square-foot parcel in the existing RE40-1-H Zone and Minimum Residential Land Use designated area; **adoption** of Negative Declaration No. ENV-2007-3952.

APPLICANT: Dr. Martin Krell

APPELLANTS: Edward Brody
Benedict Hills Estates Homeowners Association

STAFF RECOMMENDS: **Deny** the appeal; **sustain** the findings and conditions of the Deputy Agency; and **adopt** ENV-2007-3952-ND.

Staff: Jennifer Driver (818) 374-5034

9. **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, February 26, 2009**
at the **Marvin Braude Constituent Service Center**
6262 Van Nuys Blvd., Van Nuys, CA 91401

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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