

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, FEBRUARY 26, 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 AND 5:

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. **DIR-2008-4241-SPP-1A**

CEQA: ENV-2008-4242-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 4
Location: 13745 ¼ Sevy Lane
Expiration Date: 03/01/09
Appeal Status: Not further appealable to City Council

Postponed from 01/22/09

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 LAMC; **find** Categorical Exemption No. ENV-2008-4242-CE as the environmental clearance recommended by City staff.

PROJECT: Demolition of an existing, 1,775 square-foot, single-family residence, and the construction of a new, 8,944 square-foot, single-family residence (including cabana, an accessory structure and an attached, three-car garage), on a 53,140 square-foot lot. The maximum proposed building height is 36 feet. The project is in the Outer Corridor, downslope, visible from Mulholland Drive and subject to the requirements of the Hillside Ordinance.

APPLICANT: Zina Kagan & Sergey Brusilovsky

APPELLANTS: Gregory Meng, LaDonna Elizabeth

STAFF RECOMMENDS: **Deny** the appeal; **sustain** the determination of the Director of Planning; **adopt** Findings; **find** Categorical Exemption No. ENV-2008-4242-CE as the environmental clearance recommended by City staff.

Staff: Oliver Netburn (818) 374-5038

4. **AA-2007-1638-PMLA-1A**

CEQA: ENV-2007-1639-MND
Plan: Hollywood

Council District: 4
Location: 7685 West Willow Glen Road
2600 North Woodstock Road
Expiration Date: N/A
Appeal Status: Not further appealable to
City Council

PUBLIC HEARING COMPLETED DECEMBER 4, 2008

AN APPEAL, of the Advisory Agency's disapproval of AA-2007-1638-PMLA in its entirety for the Preliminary Parcel Map for a two-parcel, single-family, residential subdivision. The subdivision request is on a 37,619 gross square-foot lot, zoned R11-1-H. Parcel A is proposed at 17,488 gross square feet and Parcel B is proposed at 20,460 gross square feet; **deny** the Mitigated Negative Declaration No. ENV-2007-1639.

APPLICANT: Hank Krastman

APPELLANT: Hank Krastman

STAFF RECOMMENDS: **Deny** the appeal; **sustain** the findings of the Deputy Agency; and **deny** the Mitigated Negative Declaration No. ENV-2007-1639-MND.

Staff: Jennifer Driver (818) 374-5034

5. **ZA-2007-5836-ZAD-1A**

CEQA: ENV-2007-5837-MND
Plan: Sherman Oaks-Studio City-
Toluca Lake

Council District: 5
Location: 15234 Rayneta Drive
Expiration Date: 03/11/09
Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's decision **1)** pursuant to Los Angeles Municipal Code Section 12.24-X,21, for denial of a request for a permit to construct, use and maintain a two-story, 13,077 square-foot single-family dwelling with three-car detached garage, guest house above garage and swimming pool (including 920 square-foot guest house, 466 square-foot covered porch and 1,083 square-foot garage) on a 32,352 square-foot lot fronting on a Substandard Hillside Limited Street improved to a width of less than 20 feet adjacent to the subject property and that does not have vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, in lieu of the minimum 20-foot wide roadway required under Section 12.21 -A,17(e)(2) and (3) of the Code; and a request to allow fill and cut of earth involving approximately 2,100 cubic yards of dirt; and **2)** pursuant to Los Angeles Municipal Code Section 12.24-X,26, for a denial of a request to allow six retaining walls and one impact wall.

APPLICANT: Sarkis Danayan
Representative: Jacov Koyshman

APPELLANT: Sarkis Danayan
Representative: Jacov Koyshman

STAFF RECOMMENDS: **Deny** the appeal; **sustain** the decision of the Zoning Administrator for **denial** of a two story single-family dwelling and detached three-car garage with an above guest house and a pool on a lot fronting on a Substandard Hillside Limited Street improved to a width of less than 20 feet, and the construction of six retaining walls and one impact wall, and **deny** the Mitigated Negative Declaration ENV-2007-5837-MND the environmental clearance for the project recommended by City staff.

Staff: Albert Landini (213) 369-0552

6. 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, March 12, 2009**
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