

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, MARCH 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, 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. **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

Continued from 02/12/09

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); and **find** that the project is Categorically Exempt pursuant to Class 5, Category 23, City CEQA Guidelines, Article III, Section 1, State EIR Guidelines Section 15100.

REQUESTED ACTION: Pursuant, to Section 12.24 M, delegating authority to the Director of Planning to approve on 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 **find** that the project is Categorically Exempt pursuant to Class 5, Category 23, City CEQA Guidelines, Article III, Section 1, State EIR Guidelines Section 15100.

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

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

Continued from 02/26/09

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 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; and **deny** the Mitigated Negative Declaration No. ENV-2007-1639-MND.

APPLICANT: Hank Krastman

APPELLANT: Hank Krastman

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

Staff: Jennifer Driver (818) 374-5034

5. **ZA-2007-5932-CUB-1A**

CEQA: ENV-2006-5332-MND-REC1
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 22748 West Saticoy Street
Expiration Date: 03/11/09
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,1, for the **denial** of a conditional use to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption, in conjunction with the continued operation of an existing 2,429 square-foot market; and **deny** the environmental clearance Mitigated Negative Declaration No. ENV-2006-5332-MND-REC1.

APPLICANT: Sameer Hannoun, Alta Dena Express
Representative: Will Nieves

APPELLANT: Sameer Hannoun, Alta Dena Express
Representative: Will Nieves

STAFF RECOMMENDS: **Deny** the appeal; **sustain** the decision of the Zoning Administrator for **denial** of a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption, in conjunction with the continued operation of an existing 2,429 square-foot market; and **deny** the environmental clearance Mitigated Negative Declaration No. ENV-2006-5332-MND-REC1.

Staff: Anik Charron (213) 978-1307

6. **ZA-2008-1254-CUW-1A**

CEQA: ENV-2007-1255-MND

Plan: Canoga Park-Winnetka-Woodland Hills

Council District: 3

Location: 20615 West Vanowen Street

Expiration Date: 03/21/09

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 for the construction use and maintenance of an unmanned wireless telecommunications facility consisting of three sectors with four antennas per sector for a total of 12 on the roof of an existing three-story apartment to exceed 10 feet above the highest point of the roof line, and the location of a total of five equipment cabinets within the subterranean garage; and **deny** the environmental clearance Mitigated Negative Declaration No. ENV-2007-1255-MND.

APPLICANT: Scott Harry, T-Mobile USA, Inc.
Representative: Steve Kaali, Synergy Development Services

APPELLANT: Omnipoint Communications, A subsidiary of T-Mobile USA Inc.
Representative: Steve Kaali, Synergy Development services

STAFF RECOMMENDS: **Deny** the appeal; **sustain** the decision of the Zoning Administrator for **denial** of a Conditional Use Permit for the construction use and maintenance of an unmanned wireless telecommunications facility consisting of three sectors with four antennas per sector for a total of 12 on the roof of an existing three-story apartment building and not to exceed 10 feet above the highest point of the roof line, and the location of a total of five equipment cabinets within the subterranean garage, and **deny** the environmental clearance Mitigated Negative Declaration No. ENV-2008-1255-MND.

Staff: Albert Landini (213) 369-0552

7. [APCSV-2008-3763-SPE-MSP](#)

Related Case: DIR-2008-2352-DRB-SPR-MSP

CEQA: ENV-2008-3764-MND
Plan: Hollywood

Council District: 4
Location: 2636 N. Lamar Road
Expiration Date: 03/15/09 .
Appeal Status: Further appealable
City Council

PUBLIC HEARING COMPLETED JANUARY 23, 2009

SPECIFIC PLAN EXCEPTION, pursuant to Section 11.5.7F of the Los Angeles Municipal Code (LAMC), from Section 5.B.1.b. of the Mulholland Scenic Parkway Specific Plan (Ordinance 167,943) to permit the construction of a 111 square foot first floor addition, a 1,158 square foot second story addition, with a maximum height of 25 feet, and a 76.76 square foot rear balcony to an existing 2,134 square foot single-family dwelling and the construction of an extension of the existing retaining wall in the rear yard located on a Prominent Ridge as not otherwise permitted.

Adopt Mitigated Negative Declaration ENV-2008-3764-MND, a mitigated negative declaration per the California Environmental Quality Act, to permit the construction of a 111 square foot first floor addition, a 1,158 square foot second story addition with a maximum height of 25 feet, and a 76.76 square foot rear balcony to an existing 2,134 square foot single-family dwelling and the construction of an extension of the existing rear yard retaining wall located on a Prominent Ridge as not otherwise permitted.

APPLICANT: Mark and Lisa Schwartz
Representative: Jon Brouse, AIA & Associates

PROJECT: Construction of a first story, 111 square-foot addition, a second story, 1,158 square-foot addition, and a 76.76 square-foot rear balcony to an existing one-story, 2,134 square-foot, single-family dwelling (including 2-car garage), for a total of 3,686 square-feet and a maximum proposed height of 25 feet, on a 14,172 square-foot lot. An extension of the existing rear yard retaining wall is proposed to be constructed. The project is located on a Prominent Ridge within the Mulholland Scenic Parkway Specific Plan area.

STAFF RECOMMENDS: **(1) Approve an** Exception from Section 5.B.1b. of the Mulholland Scenic Parkway Specific Plan (Ordinance No.167,943) to allow the construction of a 111 Square foot first floor addition, a 1,158 square-foot second-story addition, and a 76.76 square foot rear balcony to an existing one-story, 2,134 square-foot, single-family dwelling (including 2-car garage), for a total of 3,686 square-feet and a maximum proposed height of 25 feet, and the construction of an extension of the existing rear yard retaining wall on a 14,172 square-foot lot not otherwise permitted, subject to the attached conditions of approval. **(2) Adopt** the environmental clearance Mitigated Negative Declaration No. ENV-2008-3764-MND, a mitigated negative declaration per the California Environmental Quality Act, to permit the construction of a 111 square foot first floor addition, a 1,158 square foot second story addition, with a maximum height of 25 feet, and a 76.76 square foot rear balcony to an existing 2,134 square foot single-family dwelling and the construction of an extension of the rear yard retaining wall located on a Prominent Ridge.

(3) Adopt the attached Findings. **(4) Advise** the Applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Staff: David Silverman, (818) 374-9917

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, March 26, 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