

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, AUGUST 27, 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
Vacant, 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-2008-3912-ZAA-1A**

CEQA: ENV-2008-3913-MND

Plan: Encino-Tarzana

Continued from 08/13/09

Council District: 5

Location: 4517 North Woodley Avenue

Expiration Date: 08/19/09 ext.

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code (LAMC) Section 12.28 for the approval of an Adjustment from Section 12.07.01-C,4 of the Los Angeles Municipal Code to permit a reduced lot width of 42.25 feet, in lieu of the required minimum width of 80 feet, in conjunction with the maintenance of a single-family dwelling under construction in the RE15-1 Zone; and finding the environmental clearance Categorical Exemption ENV-2008-3913-CE.

APPLICANT: Evan Gaskin Family Trust
Representative: Darryl L. Fisher, Fisher Associates, Inc.

APPELLANT: Diana Lorber

STAFF RECOMMENDS: **Deny** the appeal; **sustain** the Zoning Administrator's decision for the approval of an Adjustment to permit a reduced lot width of 42.25 feet, in lieu of the required minimum width of 80 feet, in conjunction with the maintenance of a single-family dwelling under construction in the RE15-1 Zone; and **find** the environmental clearance Categorical Exemption ENV-2008-3913-CE.

Staff: Linn Wyatt (818) 374-9914

4. **ZA-2008-2509-CUW-1A**

CEQA: ENV-2008-2510-MND
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 22301 West Victory Blvd.
Expiration Date: 08/18/09 ext.
Appeal Status: Not further appealable to City Council

Continued from 08/13/09

PUBLIC HEARING

AN APPEAL, of 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 panel antennas on a 45-foot monopine along with five equipment cabinets, one GPS antenna and one wall mounted meter. The facility will be enclosed within a CMU wall, and the denial of environmental clearance Mitigated Negative Declaration ENV-2008-2510-MND.

APPLICANT: T-Mobile USA, Omnipoint Communications, Inc.
Representative: Courtney Schmidt, SureSite Consulting Group, LLC

APPELLANT: Omnipoint Communications, Inc.
Representative: Jim Lee, SureSite Consulting Group, LLC

STAFF RECOMMENDS: **Deny** the appeal; **sustain** the Zoning Administrator's decision for the denial of a Conditional Use Permit to permit the installation, use and maintenance of an unmanned wireless telecommunications facility consisting of 12 panel antennas on a 45-foot monopine along with five equipment cabinets, one GPS antenna and one wall mounted meter. The facility will be enclosed within a CMU wall; and **consider** the environmental clearance. Mitigated Negative Declaration ENV-2008-2510-MND.

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

5. **ZA-2008-4510-F-1A**

CEQA: ENV-2008-4511-CE
Plan: Encino-Tarzana

Council District: 3
Location: 19259 West Casa Place
Expiration Date: 09/02/09
Appeal Status: Not further appealable to City Council

Continued from 08/13/09

PUBLIC HEARING

AN APPEAL, of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-X,7, for the denial of a Zoning Administrator's Determination to permit the construction, use and maintenance of fence, pedestrian and vehicular access gates with a maximum height of 8 feet within the front yard setback area of an existing single-family dwelling (the Municipal Code permits a maximum fence height of 6 feet in the front yard setback); and finding the environmental clearance Categorical Exemption ENV-2008-4511-CE.

APPLICANT: Andrew and Yen Yen Hsieh
Representative: Jaroslav V. Safranek, Custom Builders

APPELLANT: Andrew and Yen Yen Hsieh
Representative: Jaroslav V. Safranek, Custom Builders

STAFF RECOMMENDS: **Deny** the appeal: **sustain** the Zoning Administrator's decision for the denial of a Zoning Administrator's Determination to permit the construction, use and maintenance of fence, pedestrian and vehicular access gates with a maximum height of 8 feet within the front yard setback area of an existing single-family dwelling; and **find** the environmental clearance Categorical Exemption ENV-2008-4511-CE.

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

6. **ZA-2007-4124-ZAA-ZAD-1A**

CEQA: ENV-2007-4125-MND
Plan: Hollywood

Council District: 4
Location: 7860 Torreyson Drive
Expiration Date: 08/13/09 ext.
Appeal Status: Not further appealable to City Council

Continued from 08/13/09

PUBLIC HEARING

AN APPEAL, of the Zoning Administrator's decision, **1)** pursuant to Los Angeles Municipal Code Section 12.28, the approval of an Adjustment from Section 12.21-C,8 to permit continued use and maintenance of 24 existing retaining walls ranging in height from 3 feet to 10 feet 9 inches and running for a total combined length of 2,326 lineal feet on the "Hillside Area" in lieu of the otherwise permitted maximum two retaining walls at the limit of 10 feet in height; and a request from Section 12.21-C, 1(g) to permit the continued use and maintenance of a 10 foot 9 inch wall and one 10 foot wall within the required front yard of the "Hillside Area" in lieu of the maximum 3 foot 6 inch height otherwise permitted within the required front yard; and **2)** pursuant to Los Angeles Municipal Code Section 12.24-X,7, the approval of a Determination to permit the continued use and maintenance of two existing walls-a 5 foot and an 8 foot- within the front yard in lieu of the maximum permitted height of 3 feet 6 inches and 7 feet high within the side yard in lieu of the maximum permitted height of 6 feet; all in conjunction with an existing single-family dwelling; and **3)** adopted environmental clearance Mitigated Negative Declaration ENV-2007-4125-MND.

APPLICANT: Nancy Chapman, Dakota Enterprises, LLC
Representative: Mark Armbruster and Goldsmith, LLP

APPELLANT: Nancy Chapman, Dakota Enterprises, LLC
Representative: Mark Armbruster and Goldsmith, LLP

STAFF RECOMMENDS: **Deny** the appeal; **sustain** the Zoning Administrator's decision, 1) for the **approval** of an Adjustment to permit continued use and maintenance of 24 existing retaining walls ranging in height from 3 feet to 10 feet 9 inches and running for a total combined length of 2,326 lineal feet on the "Hillside Area" in lieu of the otherwise permitted maximum two retaining walls at the limit of 10 feet in height; and to permit the continued use and maintenance of a 10 foot 9 inch wall and one 10 foot wall within the required front yard of the "Hillside Area" in lieu of the maximum 3 foot 6 inch height otherwise permitted within the required front yard; and 2) for the **approval** of a Determination to permit the continued use and maintenance of two existing walls – a 5 foot and an 8 foot – within the front yard in lieu of the maximum permitted height of 3 feet 6 inches and 7 feet high within the side yard in lieu of the maximum permitted height of 6 feet; all in conjunction with an existing single-family dwelling; and 3) **adopt** environmental clearance Mitigated Negative Declaration ENV-2007-4125-MND.

Staff: Albert Landini (213) 369-0552

7. [APCNV-2006-7312-BL](#)
Related Case: VTT-63210-CN

CEQA: ENV-2005-9191-MND
Plan: Encino-Tarzana

Council District: 3
Location: 5445 N. Lindley Avenue
Expiration Date: N/A
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED APRIL 20, 2006

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Los Angeles Municipal Code, of a 16 foot building line incident to a tract map, for a 43 condominium units in a four story building with 100 subterranean parking spaces.

Applicant: Sovereign Construction Corporation
Representative: Clyde W. Lane

STAFF RECOMMENDS: **Approve** and **recommend** that the City Council **adopt** the Ordinance to remove the 16 foot building line incident to tract map, as set forth in Section 12.32 R of the Los Angeles Municipal Code subject to the Conditions of Approval; **adopt** the findings; and **adopt** the Mitigated Negative Declaration No. ENV-2005-9191-MND

Staff: Marc Woerschling (213) 978-1467

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, September 10, 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