

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, SEPTEMBER 10, 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 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>.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

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-2007-4124-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 08/27/09

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

4. [APCSV-2008-0076-ZC-ZV](#)
Related Case: VTT-69787-SL

CEQA: ENV-2008-0077-MND
Plan: Reseda-West Van Nuys

Council District: 3
Location: 18913 W. Gault Street
Expiration Date: 09/10/09
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED MAY 7, 2009

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), to the entire site from R1-1 (Low Residential) to (T)(Q)RD3-1 (Low Medium I Residential);

ZONE VARIANCE, pursuant to Section 12.27 of the Municipal Code, to permit a 23.36% (i.e., 701 sq. ft.) reduced area of 2,299 square feet for the 7th lot, in lieu of the minimum 3,000 square feet required in the RD3 Zone.

ADOPTION. of Mitigated Negative Declaration No. ENV-2008-0077-MND as the environmental clearance for the project.

PROJECT: The construction of a seven lot, single-family, small lot subdivision on a net 20,299 square-foot (0.47 acres) lot, with 16 onsite parking spaces. On June 5, 2009 the Advisory Agency conditionally approved a six-lot small lot subdivision

APPLICANT: Hamid Javahari
Representative: James Roepel

STAFF RECOMMENDS: **Approve** and **recommend** that the City Council **adopt** a Zone Change from R1-1 (Low Residential) to (T)(Q)RD3-1 (Low Medium 1 Residential), subject to the attached Conditions of Approval. **Deny** a Variance from LAMC Section 12.09.1.B.4, to permit a 23.36% reduced area of 2,299 square-feet for the seventh lot, in lieu of the minimum 3,000 square feet required in the RD3 Zone. **Adopt** the attached Findings, including the environmental findings. **Adopt** Mitigated Declaration No. ENV-2008-0077-MND as the environmental clearance for the project pursuant to CEQA, as recommended by City Staff;

Staff: Jennifer Driver (818) 374-5034

5. **VTT-70518-SL-1A**

CEQA: ENV-2008-1909-MND
Plan: North Hollywood-Valley Village

Council District: 4
Location: 11490 West Cumpston Street
Expiration Date: 09/10/09
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, of the entire decision by the Advisory Agency in approving VTT-70518-SL as a four-parcel subdivision.

PROJECT: A five-lot subdivision, pursuant to Small Lot Subdivision Ordinance No. 176,354, for the construction, use, and maintenance of five single-family townhomes with 10 parking spaces on an 8,020 square-foot site.

APPLICANT: Jack Sasaki

APPELLANT: Jack Sasaki

STAFF RECOMMENDS: **Grant** the appeal in part by permitting five lots and imposing the additional conditions of approval contained in Exhibit 10; and **sustain** the determination of the Advisory Agency; **adopt** the findings; and **adopt** the Mitigated Negative Declaration No. ENV-2008-1909-MND.

Staff: Jennifer Driver (818) 374-5034

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, September 24, 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