

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, APRIL 8, 2010, 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
Steve Cochran, Commissioner
Noelle Guzman, Commissioner
Lydia Drew Mather, Commissioner

Fely C. Pingol, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1294

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. 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 agendized 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 agendized 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
- C. Approval of Minutes of Meeting for February 25, 2010 and March 25, 2010

3. **ZA-2009-2447-CUW-1A**

CEQA: ENV-2009-2448-MND

Plan: Canoga Park

Council District: 3

Location: 22921 West Victory Blvd.

Expiration Date: 5/8/10

Appeal Status: Not further appealable

*****NOTE: A LETTER OF WITHDRAWAL OF APPLICATION WAS RECEIVED FROM THE APPLICANT ON MARCH 16, 2010*****

PUBLIC HEARING

Requested Actions:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-W,49, for the approval of a Conditional Use Permit to authorize the installation, use, and maintenance of a 45-foot high wireless telecommunications facility disguised as a pine tree in the (Q)C2-1VL Zone, and the adopted environmental clearance Mitigated Negative Declaration ENV-2009-2448-MND.

APPLICANT: T-Mobile West Corporation (A)
Fairbank Equity, Ltd. (O)
Representative: Courtney Schmidt, SureSite Consulting Group, LLC

APPELLANTS: 1) Councilmember Dennis P. Zine, Council District 3
Representative: Jonathan Brand, Planning Deputy

2) Fallbrook Mall Group
Representative: Eydia Herrera

Recommended Actions:

Deny the appeal.

Sustain the Zoning Administrator's decision for the approval of a Conditional Use Permit to authorize the installation, use, and maintenance of a 45-foot high wireless telecommunications facility disguised as a pine tree in the (Q)C2-1VL Zone.

Adopt environmental clearance Mitigated Negative Declaration ENV-2009-2448-MND.

Staff: Maya Zaitzevsky (213) 978-1416

4. **APCSV-2009-1899-ZC-ZAA**
CEQA: ENV-2009-1900-MND

Plan: Reseda-West Van Nuys

Council District: 3

Location: 6819 N. Baird Avenue

Expiration Date: 5/5/10

Appeal Status: Zone Change further appealable to City Council if disapproved

PUBLIC HEARING HELD ON FEBRUARY 8, 2010

Proposed Project: Demolition of two existing single-family dwelling units for the construction of a new 8-unit apartment building, approximately 40-feet in height, three stories of residential above semi-subterranean garage with 18 parking spaces. The property involved is approximately 8,000 square-feet, classified in the R2-1 (Two-Family Zone).

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Zone Change from R2-1 (Two-Family Zone) to R3-1 (Multiple Dwelling Zone).
3. Pursuant to Section 12.28 of the LAMC, an Adjustment to allow balconies of the second and third floor to encroach by 5-feet into the required 10-foot passageway in accordance with LAMC Section 12.21C.2.

APPLICANT: Arpine Ashikyan and Joel Aaronson
Representative: Karen Khoudikian, AIA KK Architects

Recommended Actions:

1. **Approve** and **recommend** that the City Council, pursuant to LAMC Sections 12.32 and 12.36, adopt a Zone Change from R2-1 (Two-Family Zone) to R3-1 (Multiple Dwelling Zone) over the entire lot, subject to the attached Conditions.
2. **Approve** and **recommend** that the City Council, pursuant to LAMC Sections 12.28 and 12.36, approve an Adjustment to allow balconies of the second and third floor to encroach by 5-feet into the required 10-foot passageway in accordance with LAMC Section 12.21C.2.
3. **Adopt** the attached Findings.
4. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2009-1900-MND.
5. **Advise** the Applicant that, pursuant to California State Public Resources Code Section 21082.6, 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: Tom Glick (818) 374-5062

5. **DIR-2009-3949-DRB-SPP-MSP-1A**
CEQA: ENV-2009-3950-CE

Plan: Canoga Park-Winnetka-
Woodland-West Hills

Council District: 3

Location: 22010 Dumetz Road

Expiration Date: 4/14/10

Appeal Status: Not further appealable

PUBLIC HEARING

Proposed Project: The installation of a new wireless telecommunications facility, including three (3) antennae on a 52-foot (above-grade) replacement pole of an existing, 35-foot pole, and a ground-mounted, power meter cabinet. The project proposes no grading. The project is in the Outer Corridor and not visible from Mulholland Drive.

Requested Actions:

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 L.A.M.C.

APPLICANT: T-Mobile U.S.A., Inc.

APPELLANT: Clare Deffense & Gilbert Yablon

Recommended Actions:

1. **Grant** the Appeal in part, by modifying the environmental clearance to accurately reflect the appropriate exemption classification (See Exhibit G);
2. **Sustain** the determination of the Director of Planning, and adopt the findings therein, and
3. **Adopt** the environmental clearance, ENV-2009-3950-CE, as modified herein.

Staff: Oliver Netburn, (818) 374-5038

6. **ZA-2009-1336-CUW-1A**

CEQA: ENV-2009-1337-MND

Plan: Canoga Park

Council District: 3

Location: 5701 N. Platt Avenue

Expiration Date: 5/2/10

Appeal Status: Not further appealable

PUBLIC HEARING

Requested Actions:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-W,49, for the approval of a Conditional Use Permit authorizing the installation, use and maintenance of an unmanned wireless telecommunications facility mounted as a monopine, and the adopted environmental clearance Mitigated Negative Declaration ENV-2009-1337-MND.

APPLICANT: Royal Street Communications
Representative: Jerry Ambrose, Wireless 1 Consulting Services, Inc.

APPELLANT: Johnathan Feldman, President
Miranda Court Homeowners Association

Recommended Actions:

Deny the appeal.

Sustain the Zoning Administrator's decision for the approval of a Conditional Use Permit authorizing the installation, use and maintenance of an unmanned wireless telecommunications facility mounted as a monopine.

Adopt environmental clearance Mitigated Negative Declaration ENV-2009-1337-MND.

Staff: Nick Brown (818) 374-5069

7. **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 up 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, April 22, 2010** 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