

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 11, 2011, 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) 978-1029

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 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

3. **ZA-2010-3094-F-1A**

CEQA: ENV-2010-3095-CE

Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 5

Location: 3951 Deervale Drive

Expiration Date: 8/20/11

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Requested Actions:

AN APPEAL of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-X,7, to deny a Zoning Administrator's Determination to allow continued use and maintenance of a block wall 6 feet 6 inches in height with a 1-foot high light fixture for a total of 7 feet 6 inches located within the front yard setback area of an existing single-family dwelling in lieu of the 3 feet 6 inches otherwise allowed, and an appeal of the Zoning Administrator's decision to not adopt the action of the City in issuing a Notice of Exemption Subsection MC, Section 2, Article II, log reference ENV-2010-3095-CE for a Categorical Exemption, Class 3, Category 6, Article III, Section I, City CEQA Guidelines

APPLICANT: Joe and Orit Picker

APPELLANT: Joe and Orit Picker
Representative: Jim Marquez

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision to deny a Zoning Administrator's Determination to allow continued use and maintenance of a block wall 6 feet 6 inches in height with a 1-foot high light fixture for a total of 7 feet 6 inches located within the front yard setback area of an existing single-family dwelling in lieu of the 3 feet 6 inches otherwise allowed, and Sustain the Zoning Administrator's decision to not adopt the action of the City in issuing a Notice of Exemption Subsection MC, Section 2, Article II, log reference ENV-2010-3095-CE for a Categorical Exemption, Class 3, Category 6, Article III, Section I, City CEQA Guidelines.

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

4. **APCSV-2010-2881-ZC**

CEQA: ENV-2010-2882-MND

Council District: 3

Location: 6920 Remmet Avenue

Expiration Date: 8/14/11

Appeal Status: Further Appealable to City Council

Plan: Canoga Park-Winnetka-Woodland
Woodland Hills-West Hills

PUBLIC HEARING COMPLETED JUNE 24, 2011

Proposed Project:

The proposed project is the construction of a three-story, five-unit, residential condominium building. The proposed project would be located on an 8,008 square foot site, currently classified in the R1-1 zone. In order to accommodate the project as designed, the applicant requests approval of the actions listed below. [Note: A subdivision for condominium purposes has yet to be filed and will require a separate notice and public hearing before the Advisory Agency at a later date.]

APPLICANT: Zamindari Trust – Silvia Arvayo and Gul Jaisinghani
Representative: Armen R, Ter-Organesian –
Art Construction Services

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (MND), ENV-2010-2882-MND, for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal code, a Zone Change from R1-1 (One Family Zone) to RD1.5-1 (Restricted Density, Multiple Dwelling Zone).

Recommended Action:

1. Adopt the Mitigated Negative Declaration, ENV-2010-2882-MND;
2. Approve and recommend that the City Council approve the Zone Change from RA-1 to (T)(Q)RD5-1 for the subject property, with the attached conditions of approval;
3. Adopt the attached Findings.

5. **ZA-2010-3435-CUW-1A**

CEQA: ENV-2010-3436-MND

Council District: 3

Location: 6360 North Reseda Avenue

Expiration Date: 8/23/11

Appeal Status: Not further appealable to City Council

Plan: Reseda-West Van Nuys

PUBLIC HEARING

Requested Actions:

AN APPEAL of the Zoning Administrator's decision, decision pursuant to Los Angeles Municipal Code Section 12.24-W,49to approve of a Conditional Use to permit the installation, use, and maintenance of a wireless telecommunications facility consisting of a 45-foot high monopole disguised as a cypress tree in the C4-1VL Zone, and an appeal of the Zoning Administrator's decision to adopt the action of the City in issuing environmental Clearance ENV-2010-3436-MND.

APPLICANT: T-Mobile USA, T-Mobile West Corporation
Representative: Kevin Raymond, Synergy Development Services, Inc.

APPELLANT: Yvonne Cooper

Recommended Actions:

1. **Deny** the appeal.
- 2 **Sustain the Zoning Administrator's decision** for the approval of a Conditional Use to permit the installation, use, and maintenance of a wireless telecommunications facility consisting of a 45-foot high monopole disguised as a cypress tree in the C4-1VL Zone, **and Sustain the Zoning Administrator's decision to adopt the action of the City in issuing environmental Clearance** ENV-2010-3436-MND.

Staff: Maya E. Zaitzevsky (213) 978-1416

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 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, August 25, 2011**
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