

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JUNE 10, 2004, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

CORRECTED AGENDA

Michael Mahdesian, President
Thomas Hudnut, Vice President
Nate Brogin, Commissioner
Michael Grobstein, Commissioner
David Iwata, Commissioner

Fely C. Pingol, Commission Executive Assistant
(213) 978-1295; 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 4:

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 532, 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 agendized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

The time in which a party may seek judicial review of this determination is governed by the California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City, pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision became final.

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. **TENTATIVE TRACT MAP NO. 60156**

(Related Case No. TENTATIVE TRACT 52911,
DIR 2003-2915(DRB)(SPP)

CEQA: ENV 2003-6363-MND

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

Council District: 4

Location: 3619 Regal Place

Expiration Date: 06/14/04

Appeal Status: Further appealable to
City Council

PUBLIC HEARING

AN APPEAL from the entire decision by the Advisory Agency in approving Tentative Tract No. 60156 for a one-lot subdivision for a maximum 12-unit condominium.

APPLICANT: John and Rose Benardello

APPELLANT: Marco Roy

STAFF RECOMMENDS DENIAL OF APPEAL.
Fernando Tovar (213) 978-1358

4. **ZA 2003-9154(ZAA)-1A**

CEQA: ENV 2003-9155-MND

Council District: 5

Plan: Van Nuys-North Sherman Oaks

Location: 13101 West Morrison Street and
4933 North Ethel Avenue.

Expiration Date: 07/03/04

Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, of conditions, elements or parts of an Associate Zoning Administrator's denial pursuant to Los Angeles Municipal Code Section 12.28 of a request for an Adjustment from Section 12.08-C,1 to allow a 0-foot front yard setback in lieu of the required 20 feet; from Section 12.08-C,2 to allow a 0-foot side yard setback in lieu of the required 5 feet; and from Section 12.21-C,5(b) to allow a 0-foot distance from the front lot line in lieu of the required distance of not more than 55 feet from a front lot line; all in conjunction with the construction, use and maintenance of a new detached two-car garage for an existing single-family dwelling and pursuant to Los Angeles Municipal Code Section 12.28, approval of a request for an Adjustment from Section 12.08-C,1 to allow a 5-foot front yard setback in lieu of the required 20 feet; and from Section 12.21-C,5(b) to allow a 5-foot distance from the front lot line in lieu of the required distance of not more than 55 feet from a front lot line; all in conjunction with the construction, use and maintenance of a new detached two-car garage for an existing single-family dwelling.

APPLICANT: Jeannie Rosen-Alan

APPELLANT: Melissa Keeler

STAFF RECOMMENDS DENIAL OF APPEAL.

Albert Landini (213) 978-1467

5. **APCSV 2003-1798(ZC)**
(Related Case No. AA 2003-1796(PMLA))

CEQA: ENV 2003-1799-MND
Plan: Reseda-West Van Nuys

Council District: 12
Location: 18043 Topham Street
Expiration Date: N/A
Appeal Status: Further appealable
to City Council if granted

PUBLIC HEARING COMPLETED MAY 06, 2004

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 to (T)(Q)R1-1 to create three single family residential parcels from one 22,800 square foot lot, with an internal private street.

APPLICANT: Solelyman Neydavoud (Owner)
Hayk Martirosian (Representative)

STAFF RECOMMENDS APPROVAL.
Lynn Harper (213) 978-1349

6. **APCSV 2003-7522(ZC)**
(Related Case No. AA 2003-7444(PMLA))

CEQA: ENV 2003-7445-MND
Plan: Canoga Park-Winnetka-
Woodland-Hills-West Hills

Council District: 3
Location: 7330 North Kevin Avenue
Expiration Date: N/A
Appeal Status: Further appealable to City
Council

PUBLIC HEARING COMPLETED APRIL 15, 2004

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 to RS-1 to create four single family, parcels from a 0.9 acre lot.

APPLICANT: Zimring Limited (Owner)
Rothman Engineering (Representative)

STAFF RECOMMENDS APPROVAL.
Lynn Harper (213) 978-1349

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 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, June 24, 2004**
at the **Marvin Braude Constituent 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) 978-1295.