

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, MAY 27, 2004, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

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. 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 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

CONSENT ITEM 3

Consent items are deemed to be routine and non-controversial. They will be acted upon by the Commission at one time without discussion. However, if a Commissioner requests discussion on one of these, it will be considered after the balance of the consent items have been voted upon.

BEGIN CONSENT

3. **APCSV 2003-4312(BL)(ZAA)**
(Related Case No. Tentative Tract 54267)

CEQA: ENV 2003-4313-MND
Plan: Reseda - West Van Nuys

Council District: 6
Location: 17211, 17201, & 17161
Sherman Way
Expiration Date: N/A
Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED NOVEMBER 20, 2003

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Municipal Code to remove a 30-foot building line along Sherman Way established by Ordinance 130,484;

ZONING ADMINISTRATOR'S ADJUSTMENT, pursuant to Section 12.28 of the Municipal Code to permit a lot width of 48.5 feet in lieu of the required 50' lot width in the R1 Zone for the proposed subdivision for a maximum 7-lot single family residential development on a 0.97 net acre.

APPLICANT: Haik Bokchatian

STAFF RECOMMENDS APPROVAL OF REQUESTS AS FILED.
David Kuntzman (213) 978-1326

END CONSENT

4. **ZA 2002-6626(CU)-A1**

CEQA: ENV 2002-6627-MND
Plan: Reseda-West Van Nuys

Council District: 3

Location: 18700 Roscoe Blvd. and
8224 Rhea Ave.

Expiration Date: 12/31/03 ext.

***Continuance from 12/18/03,
02/26/04, and 03/25/04***

Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from the entire determination of an Associate Zoning Administrator's approval pursuant to Los Angeles Municipal Code Section 12.24-W,49 to permit the three phase construction and improvements to an existing religious facility.

APPLICANT: Bal K. Sarad

APPELLANT: Paul Robertson

STAFF RECOMMENDS DENIAL OF APPEAL.
Jon Perica (213) 978-1306

5. **ZA 2003-9128(ZV)(ZAD)-A1**

CEQA: ENV 2003-9129-CE
Plan: North Hollywood

Council District: 4

Location: 11159 La Maida Street

Expiration Date: 06/09/04

Appeal Status: Further appealable
to City Council if granted

PUBLIC HEARING

AN APPEAL, from the entire determination of an Associate Zoning Administrator's denial pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance from Section 12.10-A of the Los Angeles Municipal Code to permit the operation of a yoga studio as not otherwise allowed, and a denial pursuant to Section 12.24-X,7, of the Los Angeles Municipal Code, of a Zoning Administrator's Determination to permit a fence 6 feet 8 inches in height in lieu of the 3 feet 6 inches otherwise allowed in the front yard under Section 12.21-C,(g) of the Code

APPLICANT: Thomas Henry/Brenda Strong

APPELLANT: Thomas Henry/Brenda Strong

STAFF RECOMMENDS DENIAL OF APPEAL.
Daniel Green (213) 978-1304

6. **VESTING TENTATIVE TRACT MAP NO. 60395-A1**

CEQA: ENV 2004-0869-MND

Council District: 5

Plan: North Hollywood-Valley Village

Location: 5101-5111 North Whitsett Ave.

Expiration Date: N/A

Appeal Status: See Below

PUBLIC HEARING

AN APPEAL, from the decision by the Advisory Agency in approving Vesting Tentative Tract Map No. 60395 to construct 12 residential condominium units with driveway access solely from Otsego Street.

APPLICANT: 5101 Whitsett Ventures, LLC

APPELLANT: Shimon Barak et al.

STAFF RECOMMENDS DENIAL OF APPEAL.

Maya Zaitzevsky (213) 978-1416

Note: The Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.

7. **AA 2000-0204(PMEX)**

CEQA: ENV 2000-0203-CE

Council District: 4

Plan: Sherman Oaks-Studio City-
Toluca Lake

Location: 3544 Multiview Drive

Expiration Date: N/A

Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED APRIL 20, 2000

AN APPEAL, from the decision letter dated March 25, 2004 to deny request for adjustment for five parcels of land.

APPLICANT: Nasha. LLC, Owner (c/o Mikhail Cheban)
Gabriel Robles, Representative

APPELLANT: Nasha. LLC, Owner (c/o Mikhail Cheban)
Gabriel Robles, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.

Lynn Harper (213) 978-1349

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, June 10, 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.