

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, MAY 13, 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. 6, 7 AND 8:

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**

1. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

2. **ZA 2003-3849(CU)-A1**

CEQA: ENV 2003-3850-MND

Plan: Encino-Tarzana

Continued from 04/08/04

Council District: 5

Location: 5160 North Haskell Avenue

Expiration Date: 05/03/04

Appeal Status: Not 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-F and 12.24-W, 49 of a Conditional Use Permit for the construction, use and maintenance of a wireless telecommunications facility concealed as a 45-foot high "monopalm".

APPLICANT: AT&T Wireless Services

APPELLANT: Encino Neighborhood Community and
Alison Garber

STAFF RECOMMENDS DENIAL OF APPEAL.

Anik Charron (213) 978-1307

4. **APCSV 2003-8172(SPE)**

CEQA: ENV 2003-5920-MND
Plan: Bel Air-Beverly Crest

Council District: 5
Location: 14302 West Mulholland Drive
Expiration Date: 05/13/04
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED MARCH 12, 2004

Exception, pursuant to Section 11.5.7.F of the Municipal Code, from Section 5.D.2.b (Inner Corridor Regulations - Building Standards, Allowable Building Heights), of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943) to permit a building height of 36 feet in lieu of the maximum 30 feet for buildings located on an upslope lot, which is visible from Mulholland Drive and located between 100 to 500 hundred feet from the Mulholland Drive right-of-way for the demolition of an existing 2,043 square foot single family dwelling and construction of a new single family dwelling, 3-stories, 36 feet in height and a floor area of 7,043 square feet with a 3-car attached garage, on an 12,376 square foot lot.

APPLICANT: Dr. H. Albin Gritsch

STAFF RECOMMENDS DISAPPROVAL OF REQUEST AS FILED.
Robert Z. Duenas (818) 374-5036

5. **APCSV 2003-6588(ZC)(ZV)**

CEQA: ENV 2003-6589-MND
Plan: Encino-Tarzana

Council District: 3
Location: 18525 West Clark Street
Expiration Date: 05/13/04
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED APRIL 02, 2004

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from R1-1 (one dwelling zone) to R3-1 (multiple dwelling zone);

VARIANCE, pursuant to Section 12.27 of the Municipal Code, from Section 12.08 to allow a multiple family development on an R1-1 Zoned property prior to the effectuation of the subject zone change request regarding construction of 10 apartment units, three-stories, 34 feet, 6 inches in height, with roof deck open space, and 20 garage parking spaces at grade level for tenants plus 3 guest spaces for a total of 23 parking spaces, on a 13,927 square foot lot.

APPLICANT: Danny Hersako

STAFF RECOMMENDS DISAPPROVAL OF REQUEST AS FILED.
Robert Z. Duenas (818) 374-5036

6. **APCSV 2003-9124(SPE)**

CEQA: ENV 2003-9125-CE
Plan: Hollywood

Council District: 4
Location: 8056 W. Mulholland Drive
Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED FEBRUARY 27, 2003

Exception, pursuant to Section 11.5.7.F of the Municipal Code, from Section 5.D (Inner Corridor Regulations - Building Standards), of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943) for the following:

1. Section 5.D.1 to allow an existing single family dwelling and proposed second floor addition to penetrate the view shed from Mulholland Drive;
2. Section 5.D.2 to allow an overall building height of 33 feet in lieu of the maximum 15 feet permitted on an upslope lot in the Inner Corridor;
3. Section 5.D.3.a to allow a 15 foot, 6 inch front yard in lieu of the minimum 32 feet (20% of lot depth) required; and
4. Section 5.D.3.b to allow a 5 foot, 3 inch side yard in lieu of the minimum 7 feet, 6 inches (20% of lot width) required.

For a 1,101 square foot second story addition to an existing one-story single family residence with a 2-car attached garage, not to exceed 32 feet, 4 inches in height, on a 11,385 square foot lot. Note: An application for Design Review and Project Permit Compliance will be filed separately.

APPLICANT: Morris Halperin

STAFF RECOMMENDS DISAPPROVAL OF REQUEST AS FILED.
Robert Z. Duenas (818) 374-5036

7. **ZA 2003-7821(CUB)-1A**

CEQA: ENV 2003-7822-EAF **Council District:** 2
Plan: North Hollywood -Valley Village **Location:** 12147-12151 West Victory Blvd.
Expiration Date: 05/25/04
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's denial pursuant to Los Angeles Municipal Code Section 12.24-W, 1, of a conditional use permit for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an adult cabaret in the C2-1L Zone

APPLICANT: Hillbilly Investments, Inc.

APPELLANT: Hillbilly Investments, Inc.

STAFF RECOMMENDS DENIAL OF APPEAL
Gary Booher (213) 978-1308

8. **ZA 2003-5384(CUB)-1A**

CEQA: 2003-5385-CE **Council District:** 5
Plan: Encino-Tarzana **Location:** 17620 West Ventura Blvd.
Expiration Date: 05/23/04
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's denial pursuant to Los Angeles Municipal Code Section 12.24-W, 1, of a Conditional Use permit to allow the sale and dispensing of beer and wine for on-site consumption, in conjunction with an existing restaurant with live entertainment with seating for 90 patrons and hours of operation from 8:a.m. to 2 a.m. daily

APPLICANT: Bazel Café

APPELLANT: Bazel Café

STAFF RECOMMENDS DENIAL OF APPEAL

Lourdes Green (213) 978-1313

9. **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, May 27, 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.