

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, MARCH 11, 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. 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. **ZA 2003-3721(ZAD)-A1**

CEQA: ENV 2002-6627-MND

Council District: 2

Plan: Sherman Oaks-Studio City-Toluca
Toluca Lake

Location: 3840 North Alta Mesa Drive

Expiration Date: 03/28/04

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 12.24-X,11, of a Zoning Administrator's determination to permit the construction, use and maintenance of a single-family dwelling with a maximum height of 45 feet in lieu of the maximum permitted height of 36 feet. Pursuant to Section 12.28 of the LAMC, the appellant is further requesting the consideration of an adjustment from Section 12.21.4-17(a)(3) to permit the construction of a driveway access bridge with a height of 14 feet in the front yard and of the property.

APPLICANT: Jirair Konialian

APPELLANT: Sarkis Khatchadourian

STAFF RECOMMENDS GRANTING OF APPEAL.

Anik Charron (213) 978-1307

4. **ZA 2003-5774(CU)-A1**

CEQA: ENV 2003-5777-MND
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 20327 West Saticoy St..
Expiration Date: 04/07/04
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,49 of a Conditional Use Permit authorizing the installation, use and maintenance of an unmanned wireless telecommunications facility consisting of three sectors of antennas on the roof of an existing apartment building. A ground location was proposed for the equipment for the facility, replacing a storage area.

APPLICANT: Cingular Wireless
APPELLANT: Wireless Facilities, Inc.

STAFF RECOMMENDS DENIAL OF APPEAL.
R. Nicolas Brown (213) 978-1314

5. **AA 2003-2698(PMLA)-A1**

CEQA: ENV 2003-2355-MND
Plan: Reseda-West Van Nuys
Woodland Hills

Council District: 3
Location: 18358 West Saticoy St.
Expiration Date: 02/20/04
Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED JANUARY 15, 2004

AN APPEAL, from part of the Advisory Agency's February 5, 2004 Determination Letter (Conditions 1. and 3.a) regarding a three-foot dedication and improvement of Saticoy Street for the construction of 4 two-story condominiums with 10 parking spaces on one 6,751 square foot corner lot zoned (T)(Q)R3-1.

APPLICANT: Robert Reza Farsaie
APPELLANT: Ana Patricia Sazo

STAFF RECOMMENDS DENIAL OF APPEAL.
Lynn Harper (213) 978-1170

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 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, March 25, 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.