

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JANUARY 22, 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, 6, AND 7:

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. **DIR 2003-2915(DRB)(SPP)-A1**

CEQA: ENV 2003-4846-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 4
Location: 3619 N. Regal Place
Expiration Date: 03/08/04
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, of the Director of Planning's Determination of Design Review and Project Permit Compliance Conditional Approval - Mulholland Scenic Parkway Specific Plan for the demolition of an existing 1,200 square-foot dwelling and the construction of a new 25,850 square-foot (including an attached 9,050 square-foot underground garage), two-story over garage, 12-unit townhome project, on a 26,090 square-foot lot. The maximum proposed building height is 36 feet. The project is in the outer corridor, downslope and visible from Mulholland Drive.

APPLICANT: John and Rose Bernardello (owners); Richard Geminiani (Architect)

APPELLANT: Marco Roy

STAFF RECOMMENDS DENIAL OF APPEAL.
Daniel O'Donnell (818) 374-5066

4. **APCSV 2003-4906(SPPA)(ZAD)**

CEQA: ENV 2003-4907-MND
Plan: Hollywood

Council District: 4
Location: 2790 N. La Cuesta Drive
Expiration Date: 01/24/04
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED DECEMBER 05, 2003

PROJECT PERMIT ADJUSTMENT, pursuant to Section 11.5.7.E.2(a) of the Municipal Code, from Section 5.D.2.c (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 43 feet, 11 inches in lieu of the maximum 40 feet for buildings on a downslope lot;

ZONING ADMINISTRATOR'S DETERMINATION, pursuant to Section 12.24 X 11 and 12.28 C 2(b) of the Municipal Code, from Section 12.21 A 17(c) to permit a building height of 43 feet, 11 inches in lieu of the maximum 36 feet. Pursuant to the City Charter adopted June 8, 1999, the applicant need only to apply for the deviation from the Specific Plan and not the L.A.M.C.

For the addition of one and two stories to an existing one-story single family residence with a 2-car attached garage, not to exceed 43 feet, 11 inches in height and a maximum floor area of 1,059 square feet for a total of 3,047, on a 9,191 square foot lot.

APPLICANT: Michael Payne

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

5. **APCSV 2003-0042(ZC)(CU)**

CEQA: ENV 2003-0043-MND
Plan: Canoga Park-Winnetka-
Woodland Hills

Council District: 3
Location: 20202 W. Roscoe Blvd.
Expiration Date: 12/13/03 Ext.
Appeal Status: Further appealable to City Council

Continued from 12/11/03

PUBLIC HEARING COMPLETED OCTOBER 31, 2003

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from [Q]C4-1VL to C2-1VL;

CONDITIONAL USE, pursuant to Section 12.24 W 50, to permit a storage building for household goods in the requested C2 Zone within 500 feet from R Zone or residential use.

For the demolition of a single family dwelling unit with a detached two-car garage and the construction of a 43,872 square foot, 3 story (45 feet high), self-storage facility for household goods including a 997 square-foot office. The project will have a total of 32 parking spaces, 28 of which will be subterranean and 4 at street level.

APPLICANT: Theodore Valdez

STAFF RECOMMENDS DENIAL OF REQUESTS FILED
Lynda J. Smith (213) 978-1170

6. **ZA 2002-5886(YV)-A1, A2**

CEQA: ENV 2002-5887-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 5
Location: 4001 Van Noord Ave.
Expiration Date: 01/19/04
Appeal Status: Not further appealable
to City Council

Continued from 01/08/04

PUBLIC HEARING

TWO APPEALS, of conditions, elements or parts of an Associate Zoning Administrator's approval pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a variance from Sections 12.21-C, 1(g) and 12.22-C,20(f) of the Code to permit the construction, use and maintenance of walls, fences and hedges a maximum of 8 feet in height within the front yard setback and a maximum of 13 feet in height within the side yard setback of an existing single-family dwelling.

APPLICANT: Scott Harvey

APPELLANT: A1 - James Johnson and Leslie Nitta
A2 - David and Daphne Subar

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

7. **AA 2002-3023(PMLA)-A1**

CEQA: ENV 2002-3024-MND
Plan: Encino-Tarzana

Council District: 5
Location: 3435 Ardsley Place and
3423 Standish Drive
Expiration Date: N/A
Appeal Status: Further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from the entire actions of the Advisory Agency in approving the parcel map application for the subdivision of a 201,485 square foot lot into two parcels for development of 2-single family homes located in the Mulholland Scenic Parkway.

APPLICANT: Stephen B. Haber (Owner); Robert Lamishaw (Representative)

APPELLANT: Lori Howe

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, February 12, 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.