

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JANUARY 08, 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, 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

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 2003-0626(ZC)

APCSV 2003-0627(BL)

(Related Cases: AA 2003-0626(PMLA)

CEQA: ENV 2003-1242-MND

Plan: Reseda - West Van Nuys

Council District: 3

Location: 7507 Tampa Ave.

Expiration Date: N/A

Council District: 3

Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED OCTOBER 16, 2003

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 to (T)(Q)RZ3, and a reduction of the **BUILDING LINE** requirement to permit 8' in lieu of 25' to construct four single-family, two-storey, detached houses, each with an attached two-car garage on a 13,064 square foot corner lot subdivided into four parcels.

Applicant: Cohasset, LLC-Robert Leff

STAFF RECOMMENDS APPROVAL.

Lynn Harper (213) 978-1349

END CONSENT

4. **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

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

5. **AA 2002-3082(PMLA)-A1**
(Related Case: ZA 2002-3083(CU)(ZAA))

CEQA: ENV 2002-3084-MND
Plan: Reseda-West Van Nuys

Council District: 3
Location: 18206 & 18216 West
Victory Blvd.
Expiration Date: N/A
Appeal Status: Further appealable to
City Council

PUBLIC HEARING

AN APPEAL from the entire determination of the Deputy Advisory Agency, pursuant to Section 17.53 of the Los Angeles Municipal Code, approving a preliminary Parcel Map for 3 parcels for a surface parking lot (Parcel A) and single-family homes (Parcel B and C).

APPLICANT: Islamic Center of Reseda

APPELLANT: Residents of Tarzana Neighborhood

STAFF RECOMMENDS DENIAL OF APPEAL.
Emily Gabel-Luddy (213) 978-1327

6. **DIR 2003-6747(SPP)-A1**

CEQA: ENV 2003-6748-CE
Plan: Canoga Park-West Hills
Winnetka-Woodland Hills

Council District: 3
Location: 20924 West Vanowen St.
Expiration Date: 02/04/04
Appeal Status: Not further
appealable to City Council

PUBLIC HEARING

AN APPEAL, of the Director of Planning's Determination of Project Permit Compliance Conditional Approval - Warner Center Specific Plan for the change of use on a 15,864 square-foot lot from a union meeting hall with accessory parking to a used automobile sales facility. There is no physical change proposed to the existing 3,190 square feet building on-site.

APPLICANT: Mr. Jacob and Mr. Honorio Ocampo

APPELLANT: Gordon Murley, Woodland Hills Homeowners Organization

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

7. **TENTATIVE TRACT MAP NO. 54419**
Related Case: None

CEQA: ENV 2003-4011-MND
Plan: Sherman Oaks-Studio City-

Council District: 2
Location: 4202-4208 Whitsett Ave.
Expiration Date: N/A
Appeal Status: See Below

PUBLIC HEARING

AN APPEAL, from part of the decision by the Advisory Agency in approving Tentative Tract 54419 for a 14-unit condominium for a proposed subdivision on a .27 net acre site.

APPLICANT: Mike Goodrich

APPELLANT: Goodrich Family Trust

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

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.

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, January 22, 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.