

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, MAY 22, 2003, 4:30 P.M.
AIRTEL PLAZA HOTEL
7277 Valjean Avenue
Van Nuys, CA 91406**

Michael Mahdesian, President
Greta Hutton, Vice President
Michael Grobstein, Commissioner
Thomas Hudnut, 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. 5, 7, 8, and 9:

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.

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.

AGENDAS are posted for public review in the Main Street lobby of City Hall, 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. **APCSV 2001-5655(CU)(SPE)(SPPA)(SPP)**

CEQA: ENV 2001-5656-MND
Plan: Sherman Oaks-Studio City-
Toluca Lake

Council District: 2
Location:10730 Ventura Blvd.
Expiration Date: N/A
Appeal Status: Further appealable to
City Council

Continuance from 11/21/02

PUBLIC HEARING COMPLETED SEPTEMBER 30, 2002

SPECIFIC PLAN EXCEPTIONS, pursuant to Section 11.5.7F of the Municipal Code, from the following Sections of the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052):

- a) Section 7.E1(a) to permit a maximum 45 feet in height building instead of the maximum 30 feet allowed;
- b) Section 8.B.1(a) to permit three wall signs (one letter, two logo) instead of the maximum one wall sign allowed;

CONDITIONAL USE, pursuant to Section 12.24.W.24 of the Municipal Code, to permit a hotel located within 500 feet of an R (Residential) zone;

PROJECT PERMIT ADJUSTMENT, pursuant to Section 11.5.7.E of the Municipal Code, from Section 7.F.1(d) of the Ventura/Cahuenga Boulevard Corridor Specific Plan to permit 69 parking spaces in lieu of the required 72 parking spaces; **and**

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7.C of the Municipal Code, with the Ventura/Cahuenga Boulevard Corridor Specific Plan for the proposed demolition of an existing 40-unit hotel and the proposed construction of a new 65-unit hotel, three stories, 45 feet in height with 69 on-site parking spaces.

APPLICANT: Gita Kumar

STAFF RECOMMENDS DISAPPROVAL OF REQUEST AS FILED.
Linn K. Wyatt (818) 374-5072

4. **TENTATIVE TRACT NO. 53826**
ZA 2002-1667(PAD)

CEQA: MND 2002-1666
Plan: Tarzana-Encino

Council District: 3
Location: 5257 Avenida Hacienda.
Expiration Date: 03/03/03 (extended)
Appeal Status: See Below

Continuance from 03/27/03 and 05/08/03

PUBLIC HEARING COMPLETED AUGUST 22, 2002

AN APPEAL from the entire determination by the Advisory Agency in approving Tentative Tract No. 53826 for a maximum new 5-lot single-family development; and by the Zoning Administrator's Determination in granting a "deemed approved" Conditional Use and Approval of Plans authorizing a reduction of an existing parking lot from 74 parking spaces (on approximately 37,085 square feet) to 25 parking spaces (approximately 8,592 square feet) and the continued use and maintenance of such parking lot in the R1-1 Zone.

APPLICANT: Shawn Evenhaim
Manager, New Homes 2000, LLC

APPELLANT: Tarzana Property Owners Association, Inc.
Represented by Kathy Delle Donne

STAFF RECOMMENDS APPROVAL OF THE APPEAL IN PART; DECISIONS BY THE ADVISORY AGENCY AND ZONING ADMINISTRATOR BE SUSTAINED EXCEPT FOR MODIFICATION OF CONDITION NO. 7-a PERTAINING TO A FRONT-YARD SETBACK REQUIREMENT.
Emily Gabel-Luddy (213) 978-1327

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.

5. **AA 2001-2570(PMLA)-A1**

CEQA: ENV 2001-2571-MND
Plan: Encino-Tarzana

Council District: 3
Location: 4900 Corbin Ave.
Expiration Date: 01/23/03 (Ext.)
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, of the entire decision of the Deputy Advisory Agency, pursuant to Los Angeles Municipal Code Section 17.52-A,1 disapproving a parcel map for two single-family parcels.

APPLICANT: Grigor Srmabekian

APPELLANT: Grigor Srmabekian

STAFF RECOMMENDS DENIAL OF APPEAL.
Michael LoGrande (213) 978-1349

6. **APCSV 2002-4362(ZC)**

CEQA: ENV 2002-4363-MND
Plan: Van Nuys-North Sherman Oaks

Council District: 6
Location: 14550 West Kittridge St..
Expiration Date: 05/24/03
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED APRIL 11, 2003

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from [Q]P-1VL-CDO to (Q)CR-1VL-CDO for the construction of a 44-unit apartment building, 3 stories tall over semi-subterranean parking, 45-feet high, with 83 parking spaces. [The proposed floor plan ratio (FAR) for the project is 1.63:1, as opposed to the permitted 1.5:1. However, this increase is not a part of this project application.]

APPLICANT: Warren Silverberg

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

7. **ZA 2002-4957(ZAA)-A1**

CEQA: ENV 2002-4958-CE

Plan: North Hollywood

Council District: 2

Location: 4717 Ben Avenue.

Expiration Date: 06/17/03

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 12.28, of a Zoning Administrator's Adjustment from Section 12.10-C,4 of the Los Angeles Municipal Code to permit the conversion of an existing exercise room and spa into a dwelling unit with zero lot area in lieu of the required 800 square feet, and a Zoning Administrator's Adjustment from Section 12.21-G,2 of the Los Angeles Municipal Code to provide no additional open space for the requested 33rd dwelling unit.

APPLICANT: Bruce Savett/Santa Barbara Equities

APPELLANT: Deborah Calva Lutz/IEC Property Services

STAFF RECOMMENDS DENIAL OF APPEAL.

R. Nicolas Brown (213) 978-1314

8. **ZA 2002-6536(ZAA)-A1**

CEQA: ENV 2002-6537-CE

Plan: North Hollywood

Council District: 2

Location: 12719 West Tiara Street

Expiration Date: 06/11/03

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 12.28, of a request for an Adjustment from Section 12.21-C,1(g) of the Code to permit the construction, use and maintenance of walls and fences and gate to 6 feet in height with an arch up to 8 feet 4 inches in height within the required front yard setback to a single-family dwelling.

APPLICANT: Michael Kamali

APPELLANT: Michael Kamali

STAFF RECOMMENDS DENIAL OF APPEAL.
Albert Landini (213) 978-1467

9. **ZA 2002-6284(ZAA)-A1**

CEQA: ENV 2002-6285-CE
Plan: Van Nuys-North Sherman Oaks

Council District: 2
Location: 15105 Weddington Street
Expiration Date: 06/18/03
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 12.28, of a request for an Adjustment to allow a reduced lot area of approximately 8,468 for both Parcel "A" and Parcel "B" in lieu of the applicant's requested 9,969 square feet instead of the required 11,000 square feet for Parcel "A" and a reduced lot area of 6,966 square feet for Parcel "B", and in lieu of the Zone Code required 11,000 square feet.

APPLICANT: David Darwish

APPELLANT: Mark Christoffersen

STAFF RECOMMENDS DENIAL OF APPEAL.
Albert Landini (213) 978-1467

10. **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 12, 2003** at the Airtel Plaza Hotel
7277 Valjean Avenue
Van Nuys, CA 91406

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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.