

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JUNE 12, 2003, 4:30 P.M.
AIRTEL PLAZA HOTEL
7277 Valjean Avenue
Van Nuys, CA 91406**

*****CORRECTED COPY*****

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. 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 agenda 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 agenda item 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 2001-5163(SPE)(SPP)**

CEQA: ENV 2001-5885-MND
Plan: Encino-Tarzana

Council District: 3
Location:18648 Clark Street
Expiration Date: 03/31/03 (Ext.)
Appeal Status: Further appealable
to City Council

Continuance from 05/08/03

PUBLIC HEARING COMPLETED MAY 03, 2002

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

- a) Section 7.D.1 to permit a 5 percent landscaped surface parking area in lieu of the required 15 percent landscaped parking area;
- b) Section 7.F.1 to permit 69 parking spaces (31 on-site and 38 off-site spaces by lease agreement and covenant) in lieu of the 150 parking spaces required.

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7.C of the Municipal Code, with the Ventura-Cahuenga Boulevard Corridor Specific Plan for the conversion of an existing 7,630 square foot, one story, 13.5 feet in height commercial building into a religious institution with 31 on-site parking spaces and 38 off-site parking spaces.

APPLICANT: Temple Beith David

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

4. **APCSV 2003-0381(SPE)**

CEQA: ENV 2002-5813-CE
Plan: Encino-Tarzana

Council District: 3
Location: 19353 W. Redbridge Lane
Expiration Date: 06/14/03
Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED APRIL 25, 2003

SPECIFIC PLAN EXCEPTION, pursuant to Section 11.5.7.F of the Municipal Code, from Section 6 B (Outer Corridor Regulations - Environmental Protection Measures) as related to 5.B.1.b (Inner Corridor Regulations - Environmental Protection Measures - Prominent Ridges) of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943) to permit construction of a single family dwelling within 50 vertical feet of a prominent ridge for the construction of a two-story (32-foot high), 7,284 square-foot single-family residence with an attached three car garage, on a 1.10 net acre parcel.

APPLICANT: Lukas Quach

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

5. **APCSV 2002-3213(ZC)(BL)(ZAA)(F)**

CEQA: ENV 2002-3206-MND
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 7600 Woodlake Ave.
Expiration Date: N/A
Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED DECEMBER 12, 2002

ZONE CHANGE, incident to subdivision pursuant to Section 12.32 of the Municipal Code from A1-1 to [T]RD5;

BUILDING LINE REMOVAL, incident to subdivision pursuant to Section 12.32R to remove a 43- and a 42-foot building line along Saticoy Street (Ordinance 98,019) and Woodlake Avenue (Ordinance 112,349) respectively;

ZONING ADMINISTRATOR'S ADJUSTMENT, pursuant to Section 12.28-A to allow a reduced lot width at midpoint in the RD5-1 Zone utilizing the RZ provisions and to allow over-in-height walls and fences in the required front and side yards for a proposed new 28-lot single-family development.

APPLICANT: Saticoy Woodlake, LLC.

**STAFF RECOMMENDS DISAPPROVAL OF REQUESTED ZONE CHANGE AS FILED
AND APPROVAL OF BUILDING LINE REMOVAL AND ZONING ADMINISTRATOR'S
ADJUSTMENT AS FILED.**

Emily Gabel-Luddy (213) 978-1327

6. **CASE NO. VESTING TENTATIVE TRACT MAP NO. 53819**
(Related Case: APCSV 2002-3213(ZC)(BL)(ZAA-F))

CEQA: ENV 2002-3213-MND

Plan: Canoga Park-Winnetka-Woodland
Hills-West Hills

Council District: 3

Location: 7600 Woodlake Avenue

Expiration Date: N/A

Appeal Status: See Below

PUBLIC HEARING

APPEALS, from the decision by the Advisory Agency in approving a 28-lot single-family subdivision on an approximately 4.99 acre lot.

APPLICANT: Saticoy Woodlake, LLC.

APPELLANT: Barry and Michelle Watnick
(With 22 signatures of neighborhood residents endorsing the appeal)

STAFF RECOMMENDS DENIAL OF APPEAL.
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.

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

Continuance from 05/22/03

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 2002-5393(ZV)-A1**

CEQA: ENV 2002-5394-MND
Plan: North Hollywood

Council District: 2
Location: 12113, 12117, 12125, and
12127 Burbank Blvd.
Expiration Date: 07/20/03
Appeal Status: Further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from the entire determination of an Associate Zoning Administrator's denial pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a variance from Section 12.13-A and 12.12.1-A to permit an approximately 3,160 square-foot portion of an existing 6,760 square-foot office building to be converted to auto repair use with hours of operation from 7:00 a.m. to 7:00 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday.

APPLICANT: Joseph Oleson

APPELLANT: Nader Haghnazarzadeh

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

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, June 26, 2003**
at the Airtel Plaza Hotel
7277 Valjean Avenue
Van Nuys, CA 91406

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.