

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, NOVEMBER 20, 2003, 4:30 P.M.
SHERMAN OAKS WOMEN'S CLUB
4808 KESTER AVENUE
VAN NUYS, CA 91423**

Michael Mahdesian, President
Nate Brogin, Commissioner
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 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. **DIR 2002-5075(DRB)(SPP)(M1)-A1**

CEQA: ENV 2002-5076-CE
Plan: Bel Air-Beverly Crest

Council District: 5
Location: 9561 & 9565 W. Lime Orchard Road
Expiration Date: 12/09/03
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 Modification Conditional Approval - Mulholland Scenic Parkway Specific Plan for a modification to a previous approval, dated November 22, 2002, for the construction of a new 2,702 square-foot (including an attached 3-car garage) , two-story, single-family residence, on a 26,118 square foot lot. The project also includes driveway improvements at 9561 W. Lime Orchard Road. The proposed maximum building height is 30 feet. The project is in the outer corridor, downslope and visible from Mulholland Drive.

APPLICANT: 9565 Lime Orchard, Inc. (owner); Erik Evens for Kirkpatrick Associates Architects Inc. (representative)

APPELLANT: Bruce & Sharon Becket

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

4. **DIR 2002-4288(DRB)(SPP)-A1**

CEQA: ENV 2003-4289-CE
Plan: Bel Air-Beverly Crest

Council District: 5
Location: 2819 Coldwater Canyon Drive
Expiration Date: 12/21/03
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 remodeling of an existing 3,500 square-foot, two-story, single-family residence, and the construction of a new 1,869 square-foot, two-story addition, for a total 5,369 square-foot residence (including an attached two car garage and covered deck), on a 23,754 square-foot lot. The proposed maximum building height is 35 feet, 1 inch. The project is in the inner corridor, downslope and visible from Mulholland Drive.

APPLICANT: EYN INC. Yossi Attia (Owner)

APPELLANT: Gary Mehlman

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

5. **APCSV 2003-4008(ZC)**

CEQA: ENV 2003-4009-MND
Plan: Reseda-West Van Nuys

Council District: 3
Location: 7221 North Baird St.
Expiration Date: 11/23/03
to City Council
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED OCTOBER 17, 2003

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from R2-2D to C2-2 for the construction of a 14-unit apartment building with 28 parking spaces.

APPLICANT: Robert Reeza

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

6. **APCSV 2003-4510(SPE)**

CEQA: ENV 2003-4511-MND
Plan: Bel Air-Beverly Crest

Council District: 5
Location: 12644 Mulholland Drive
Expiration Date: 11/20/03
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED OCTOBER 10, 2003

EXCEPTION, pursuant to Section 11.5.7.F of the Municipal Code, from Section 5.D.2.a (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 25 feet in lieu of the maximum 15 feet for buildings within the first 100 feet of Mulholland Drive for the addition of a second story, not to exceed 25 feet in height and a maximum floor area of 899 square feet, to an existing one-story single family residence with a 2-car attached garage, on an 10,471 square foot lot.

APPLICANT: Allan Finkelstein

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

7. **APCSV 2003-0240(SPE)(CU)(ZV)(SPP)**

CEQA: ENV 2003-0241-MND
Plan: North Hollywood

Council District: 2
Location: 4647 N. Laurel Canyon Blvd.
Expiration Date: 11/10/03
Appeal Status: Further appealable to City Council

Continuance from 10/09/03

PUBLIC HEARING COMPLETED AUGUST 29, 2003

SPECIFIC PLAN EXCEPTION, pursuant to Section 11.5.7 F of the Municipal Code, from Section 5 of the Valley Village Specific Plan (Ordinance No. 168,613) to permit a use (automobile laundry or wash rack) which does not comply with the use limitations of the C4 zone;

CONDITIONAL USE, pursuant to Section 12.24, for the following:

- A. Pursuant to Section 12.24 W 27 of the Municipal Code, a Mini Shopping Center Development approval for uses which do not comply with the following requirements and conditions enumerated in Section 12.22 A 23:
 - 1. Section 12.22 A 23(a)(1)(iii) to allow an automobile laundry or wash rack which is otherwise not permitted;
 - 2. Section 12.22 A 23(a)(8) to allow the exterior walls (including doors) which face streets to consist of glazing of approximately 23 percent

of its length and 9.5 percent of its area, in lieu of the minimum 50 percent transparency required;

VARIANCE, pursuant to Section 12.27 of the Municipal Code, from the following:

- A. Pursuant to Section 12.21.1 A of the Municipal Code, to allow automobile laundry activities, including vacuuming, drying, waxing, and polishing within the P (Parking) Zone, which otherwise is not permitted;
- B. Section 12.14 A 9 of the Municipal Code, to allow an approximately 70-foot separation between the carwash opening and the adjoining residential property in lieu of the maximum 100 feet required; and

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7 C of the Municipal Code, with the Valley Village Specific Plan.

For the construction of a 1-story hand carwash, within a building containing approximately 5,300 square feet and having a maximum height of 24 feet, with an ancillary convenience store, and having 8 parking spaces.

APPLICANT: Larisa Davidov, American Dream Home Loans

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

8. **APCSV 2003-2821(ZC)**

CEQA: ENV 2002-2822-MND
Plan: Canoga Park-West Hills-
Winnetka-Woodland Hills

Council District: 3
Location: 20326 Stagg Street
Expiration Date: N/A
Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED AUGUST 08, 2002

ZONE CHANGE, pursuant to Section 12.32-1 of the Municipal Code, from RA-1 to (T)R1-1, Parcel Map for three parcels served by a private street on 0.46 net acre.

APPLICANT: Tri X. Huynh and Tung Thi Thanh Quach

STAFF RECOMMENDS APPROVAL.
Emily-Gabel-Luddy (213) 978-1327

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, December 11, 2003**
at the **Marvin Braude Constituent Center**
6262 Van Nuys Boulevard, First Floor
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.