

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, DECEMBER 11, 2003, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

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. 6, 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 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. **ELECTION OF VICE PRESIDENT**

2. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

3. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

4. **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
Appeal Status: Further appealable to
City Council

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

5. **APCSV 2003-3033(ZC)(ZV)**

CEQA: ENV 2003-3034-MND
Plan: Reseda-West Van Nuys

Council District: 3
Location: 17837 Sherman Way
Expiration Date: 12/13/03
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED OCTOBER 31, 2003

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from (Q)R3-1 to (Q)Re-1 for the purpose of amending the residential density limitation and deleting the minimum two covered parking spaces for dwelling unit requirement of the existing zone; **and**

ZONE VARIANCE, pursuant to Section 12.27 of the Municipal Code, to allow no open space in lieu of the minimum 200 square feet otherwise required for the additional dwelling units which are proposed to be legalized.

For legalizing 2 apartment units constructed without a building permit and certificate of occupancy within an existing 10-unit apartment building, three-stories in height, with 17 covered and 2 uncovered parking spaces, on a 13,422 square-foot lot. (Note: Existing zoning on the subject property requires that there be no more than 8 dwelling units constructed and that a minimum of two covered off-street parking spaces be provided for each unit).

APPLICANT: Benjamin Bensadigh

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

6. **DIR 2003-4021(SPP)-A1**

CEQA: ENV 2003-4022-CE
Plan: Canoga Park-West Hills
Winnetka-Woodland Hills

Council District: 3
Location: 21747 & 21825 Erwin St.
Expiration Date: 12/12/03
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 construction and maintenance of a new, stand-alone, two-story, 8,000 square foot retail/office building, and the maintenance of an existing 18,210 square-foot retail building and an existing 11,450 square-foot real estate office building.

APPLICANT: Bruce Rothman, GEFICO Warner Properties

APPELLANT: Richard D. Biggar, Biggar Properties

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

7. **ZA 2003-3580(CU)-A1**

CEQA: ENV 2003-3581-CE
Plan: North Hollywood - Valley
Village

Council District: 6
Location: 6829 Lankershim Blvd.
Expiration Date: 12/28/03
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 12.24-W,49 for a Conditional Use permit to allow the construction, use and maintenance of a cellular telecommunications site.

APPLICANT: Cingular Wireless

APPELLANT: Harutyun Karagoz

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

8. **ZA 2002-6428(CUB)-A1**

CEQA: ENV 2003-6429-MND
Plan: North Hollywood

Council District: 2
Location: 6434-6440 Coldwater Canyon Ave.
Expiration Date: 12/21/03
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 12.24-W,1, for a Conditional Use to permit the sale and dispensing of a full line alcoholic beverages for on-site consumption in conjunction with the proposed 11,500 square-foot restaurant/banquet hall with dancing and live entertainment, seating 450 patrons, and having hours of operation from 5 p.m. to 12 midnight Monday through Thursday, 5 p.m. to 2 a.m. Friday and 10 a.m. to 2 a.m. Saturday and Sunday in conjunction with an existing adult day care center which operates from 8 a.m. to 3 p.m. Monday through Friday, in the C1 Zone.

APPLICANT: Ashkhen Arsenyan

APPELLANT: Ashkhen Arsenyan

STAFF RECOMMENDS DENIAL OF APPEAL.
Anik Charron (213) 978-1307

9. **AA 2002-5706(PMLA)**

CEQA: ENV 2003-1904-MND
Plan: Encino-Tarzana

Council District: 5
Location: 5001 Densmore Ave..
Expiration Date: n/a
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, of conditions, elements or parts of the Deputy Advisory Agency's approval for two parcels, pursuant to Section 17.53 of the Los Angeles Municipal Code.

APPLICANT: : Ilan Levy

APPELLANT: Ilan Levy

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

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, December 18, 2003***
at the **Sherman Oaks Women's Club (Change of Location)**
4808 Kester Avenue
Van Nuys, CA 91423

****Third Thursday due to Christmas Holiday***

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.