

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, DECEMBER 18, 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 NO. 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. **APCSV 2002-4203(SPE)(ZAD)(ZAA)(SPP)**

CEQA: ENV 2002-4204-MND (REC)

Plan: Sherman Oaks-Studio City-Toluca-Lake

Council District: 2

Location: 8701, 8715 Mulholland Dr.

Expiration Date: 12/22/03

Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED NOVEMBER 14, 2003

COMPLIANCE FINDINGS, pursuant to Section 5.B 2 and 3 of the Mulholland Scenic Parkway Specific Plan, for projects within 100 feet of a Stream and involving grading within 200 feet of Parklands.

EXCEPTION, pursuant to Section 11.5.7F of the Municipal Code, from Section 5.D.2.c (Inner Corridor Regulations - Building Standards) of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943) to permit a single family dwelling at each site to be constructed having a height of 55 feet in lieu of the maximum 40 feet height permitted for downslope lots;

ZONE VARIANCE, pursuant to Section 12.27 of the Municipal Code, from Section 12.07.01C4 to allow 11,576.2 square feet of lot area for 8701 Mulholland Drive and 8,824.2 square feet of lot area for 8715 Mulholland Drive in lieu of the minimum 15,000 square feet required, for each lot;

ZONING ADMINISTRATOR'S DETERMINATION, pursuant to Section 12.24 X 11 of the Municipal Code, from Section 12.21 A 17 (h)1 to allow 3 parking spaces for each dwelling in lieu of the minimum 5 parking spaces required; ***(This only applies to Substandard Hillside limited Streets, Mulholland is not a Substandard Hillside limited Street);***

ZONING ADMINISTRATOR'S ADJUSTMENT , from the following:

- a. Section 12.07.01 C 1 of the Municipal Code to permit a 5 foot front yard in lieu of the minimum 16 feet required for 8701 Mulholland Drive and 19 feet required for 8715 Mulholland Drive, respectively;
- b. Section 12.07.01 C 2a of the Municipal Code to permit a 6-foot side yard for each dwelling in lieu of the minimum 14 feet required; and

APPLICANT: Jay Pirincci

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

4. **ZA 2002-6626(CU)-A1**

CEQA: ENV 2002-6627-MND
Plan: Reseda-West Van Nuys

Council District: 3
Location: 18700 Roscoe Blvd. and
8224 Rhea Ave.
Expiration Date: 12/31/03
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 to permit the three phase construction and improvements to an existing religious facility.

APPLICANT: Bal K. Sarad

APPELLANT: Paul Robertson

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

5. **APCSV 2003-4355(ZC)**

CEQA: ENV 2003-4356-MND
Plan: Canoga Park-West Hills-
Winnetka-Woodland Hills

Council District: 3
Location: 20425 Runnymede St.
Expiration Date: 12/13/03
Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED NOVEMBER 06, 2003

ZONE CHANGE, pursuant to Section 12.32-1 of the Municipal Code, from RA-1 to (T)R1-1, for Parcels "B" and "C", Parcel Map for three parcels-two single family and one multi-family from one 39,900 square-foot lot.

APPLICANT: Neighborhood Empowerment & Economic Development/Larry Lansing

STAFF RECOMMENDS APPROVAL.
Lynn Harper (213) 978-1349

6. **APCSV 2003-3781(CU)(SPE)(SPP)**

CEQA: ENV 2003-5681-MND
Plan: North Hollywood-Valley Village

Council District: 5
Location: 12512 West Chandler Blvd.
Expiration Date: 12/22/03
Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED NOVEMBER 14, 2003

CONDITIONAL USE, pursuant to Section 12.24 W 49 3 of the Municipal Code, to permit wireless telecommunication facilities in the R Zone (R3);

EXCEPTION, pursuant to Section 11.5.7 F of the Municipal Code, from Section 6.B.1 a of the Valley Village Specific Plan (Ordinance No. 168,613) to allow wireless telecommunications antennae and equipment to be installed on the stairwell penthouse and rooftop of an existing apartment building having a maximum height of 55 feet in lieu of observing the maximum height limit of 36 feet; **and**

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

For the installation, use and maintenance of an unmanned wireless telecommunications facility and appurtenant screening material, 55 feet high on the rooftop of an existing apartment building.

APPLICANT: Mark Rivera, Cingular Wireless

STAFF RECOMMENDS DISAPPROVAL OF REQUEST AS FILED.

Robert Z. Duenas (818) 374-5036

7. **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 (ext.)

Continuance from May 22, 2003

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

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 08, 2004**
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.