

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

**NORTH VALLEY AREA PLANNING COMMISSION
THURSDAY, NOVEMBER 18, 2004 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Sandor L. Winger, President
George Stavaris, Vice President
David Honda, Commissioner
Dr. John Lett, Sr., Commissioner
Tony Torres, 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.

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

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

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

3. **APCNV 2004-2159(SPE)(CU)(SPP)**

CEQA: ENV 2004-2160-MND
Plan: Sunland-Lakeview Terrace-
Shadow Hills-East La Tuna
Canyon

Council District: 2
Location: 7200 Foothill Blvd.
Expiration Date: 12/02/04
Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED OCTOBER 01, 2004

EXCEPTIONS, pursuant to Section 11.5.7 F of the Municipal Code, from the following Sections of the Foothill Boulevard Specific Plan (Ordinance No. 170,694):

- a. Section 8.B.2.a to permit a 58 foot high building in lieu of the maximum 33 feet permitted;
- b. Section 8.A.2.c to permit more than 30 percent of the street frontage for the first story of a multi-level parking structure to be used for parking purposes in lieu of the minimum required 70 percent of the street frontage for the first story to contain Financial Services, Neighborhood Retail, Neighborhood Services or other related uses as determined by the Director of Planning;

CONDITIONAL USE, pursuant to Section 12.24 of the Municipal Code, for the following:

- a. Pursuant to Section 12.24 W 27 of the Municipal Code, a Commercial Corner Development approval for deviations from the following requirements and conditions enumerated in Section 12.22 A 23:

1. Section 12.24 W 27(1) to permit hours of operation from 5:30 a.m. to 12:00 midnight daily in lieu of 7:00 a.m. to 11:00 p.m.;
 2. Section 12.22 A 23(a)(1) to allow a 58 foot high building in lieu of the maximum 45 feet permitted;
 3. Section 12.22 A 23(a)(3) to allow less than 50 percent transparent windows on the exterior walls that front on adjacent streets in lieu of the minimum 50 percent required;
- b. Section 12.24 F - Modification of the height regulations which do not comply with the following Sections of the Municipal Code:
1. Section 12.21.1 (Height District 1VL) to permit a 58 foot high building in lieu of the maximum 45 feet permitted; and
 2. Section 12.21.1 A 10 (Transitional Height) to permit a 58 foot high building in lieu of the maximum 25-foot height permitted at a distance of 0 to 49 feet and maximum 33-foot height permitted at a distance of 50 to 100 feet from an R zoned lot; and

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

For the construction of a new **commercial retail shopping center with basement and surface parking**. The proposed 41,500 square foot building complex will be 2-stories, 58 feet in height with a subterranean parking garage having 121 parking spaces and 84 surface parking spaces for a total of 205 parking spaces, on a 82,575 square foot lot.

APPLICANT: Kiong Su Han, Foothill and Commerce Properties, LLC.

STAFF RECOMMENDS APPROVAL.
Madhu Kumar (818) 374-5062

4. 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 North Valley Area Planning Commission will be held at **4:30 p.m.** on **Thursday, December 02, 2004** at the **Marvin Braude Constituent Center**
6262 Van Nuys Blvd.
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.