

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, DECEMBER 09, 2004, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

David Iwata, President
Nate Brogin, Vice President
Tina Choi, Commissioner
Michael Grobstein, Commissioner
Thomas Hudnut, 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. 4, 6 AND 7

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 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 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:

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

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

3. **APCSV 2004-1717(SPE)(CU)(SPP)**

CEQA: ENV 2004-1716-MND
Plan: Encino-Tarzana

Council District: 5

Location: 16747 Ventura Boulevard and
16778-16796 La Maida Street

Expiration Date: 12/09/04

Appeal Status: Further appealable to City
Council

PUBLIC HEARING COMPLETED OCTOBER 15, 2004

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 A 2(a) to permit more than the maximum 10-foot front yard permitted;
- b. Section 7 A 2(b) to permit a 0-foot side yard for a linear distance of 26 feet, 8 inches along the proposed automobile service building in lieu of the minimum 18-inch landscaped side yard required for a corner lot;
- c. Section 7 D 1(a) to permit landscaping of approximately 1 percent of the total area of a surface parking lot in lieu of the minimum 15 percent landscape area required;
- d. Section 7 D 1(c) to permit a variable 3 to 5-foot wide landscape buffer for the surface parking area in lieu of the required 10-foot wide landscape buffer along Ventura Boulevard and La Maida Street;
- e. Section 5 C 1(a) to permit the continued parking of motor vehicles (in the sales area) in front of the existing showroom building in lieu of a building which includes retail or Pedestrian Serving Uses within its ground floor area for at least 75 percent of the building frontage;
- f. Section 5 C 1(b) to permit expansion of the existing automobile sales use which is otherwise not a permitted use in Pedestrian Oriented Areas;
- g. Section 5 C 1(c) to permit no direct access from the sidewalk to the proposed automobile service building which is otherwise required for all businesses in a Pedestrian Oriented Area;
- h. Section 5 C 1(d) to permit 0 percent of the exterior walls facing La Maida Street and Ventura Boulevard for the proposed automobile service building to consist of window space, display case or public art in lieu of the minimum 50 percent required.

CONDITIONAL USE, pursuant to Section 12.24 W 3 of the Municipal Code, to permit an automotive repair facility in the C4 zone; and

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7 C of the Municipal Code, with Ventura/Cahuenga Boulevard Corridor Specific Plan

For the expansion of an existing automobile sales and repair facility, with a proposed new service building addition containing 3,888 square feet of floor area, having maximum height of 18 feet with 9 bays, on a 32,365 square foot lot. A total of 22 parking spaces will be provided. Proposed hours of operation are: for Automobile Repair - from 7 a.m. to 6 p.m., Monday through Friday, and 8 a.m. to 3 p.m. on Saturday; and for Automobile Sales - from 9 a.m. to 9 p.m., Monday through Friday, from 9 a.m. to 7 p.m. on Saturday and from 10 a.m. to 6 p.m. on Sunday.

APPLICANT: Rick Leslie, Rick Leslie Architects

STAFF RECOMMENDS APPROVAL OF CONDITIONAL USE , PROJECT PERMIT COMPLIANCE, AND SPECIFIC PLAN EXCEPTIONS EXCEPT FOR SECTION 7 A 2(b) OF THE VENTURA/CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN.
Madhu Kumar (818) 374-5062

4. **TENTATIVE TRACT MAP NO. 60222**
Related Cases: CPC 2003-6542(ZC) & CPC 2003-8944(CU)

CEQA: ENV 2003-6907-MND
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 7011 Shoup Avenue
Expiration Date: 12/12/04
Appeal Status: See Below

PUBLIC HEARING

AN APPEAL from the entire decision of the Advisory Agency in approving Tentative Tract No. 60222 for a Tentative Tract for a 20-lots subdivision (18-single family lots, 1-lot for school and 1-open space lot).

APPLICANT: Shawn Evenhaim

APPELLANT: Roger Best

STAFF RECOMMENDS DENIAL OF APPEAL.
Lateef Sholebo (213) 978-1454

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.

5. **APCSV 2003-6235(ZC)(ZAA)**

(Related Case: Tentative Tract No. 60176)

CEQA: ENV 2003-6236-MND
Plan: Reseda-West Van Nuys

Council District: 3

Location: 18550 Strathern Street

Expiration Date: 10/14/04

Continuance from 10/14/04

Appeal Status: Zone Change further appealable to City Council; Zoning Administrator's Adjust not further appealable.

PUBLIC HEARING COMPLETED FEBRUARY 5, 2004

ZONE CHANGE, incident to subdivision, pursuant to Section 12.32 OF THE Municipal Code from RA-1 to (T)(Q)R1-1 Zone;

ZONING ADMINISTRATOR'S ADJUSTMENT, pursuant to Section 12.28 of the Municipal Code to permit a deviation from the lot area to 4,849 square feet in lieu of the required 5,000 for Lot No. 6 in the R1-1 Zone.

Project is for a proposed subdivision for a maximum of a 4-lot single-family subdivision on 0.72 net acre lot.

APPLICANT: Fred Tahmasbi/JPL Zoning Services

STAFF RECOMMENDS DISAPPROVAL OF ZONE CHANGE AS FILED AND DISMISSAL OF THE ZONING ADMINISTRATOR'S ADJUSTMENT AS FILED.
Pat Brown (213) 978-1326

6. **ZA 2004-5065(ZAA)-1A**

CEQA: ENV 2004-5066-CE
Plan: Sherman Oaks-Studio City-Toluca Lake

Council District: 2

Location: 11145 Sunshine Terrace

Expiration Date: 01/16/05

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code (LAMC) Section 12.28, of a Zoning Administrator's Adjustment from LAMC Sections 12.21-G and 12.09.1-B,2 to permit the construction, use and maintenance of a 8-unit condominium building over one level of subterranean parking with: **1)** a reduction of the required per unit open space; and **2)** 5-foot side yard setbacks in lieu of the required 6-foot setback

APPLICANT: Alex Franey

Silvestre Omelas, Representative

APPELLANT: Elliot Midwood

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

7. **AA 2004-5042(PMLA)**

CEQA: ENV 2004-5043-CE
Plan: Van Nuys-North Sherman Oaks

Council District: 2
Location: 6357 North Costello Avenue
Expiration Date: N/A.
Appeal Status: Further appealable
to City Council if granted

PUBLIC HEARING

AN APPEAL, from the part of the decision by the Deputy Advisory Agency in approving AA 2004-5042(PMLA) to permit the construction of a 4-unit condominium with 9 parking spaces. Specifically the appeal is of the improvement of Victory Boulevard as required by the Bureau of Engineering ("BOE") report dated September 30, 2004.

APPLICANT: Gevork Mutafyan

APPELLANT: Gervork Mutafyan

STAFF RECOMMENDS APPEAL BE GRANTED IN PART AND THAT THE DECISION OF THE DEPUTY ADVISORY AGENCY BE MODIFIED.
Michael LoGrande (213) 978-1475

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, December 16, 2004***
at the **Ocean View Health Center (Change of Location)**
4808 Kester Avenue
Sherman Oaks, CA 91403

***THIRD THURSDAY DUE TO CHRISTMAS HOLIDAY**

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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.