



Address Any Communication To:
SOUTH VALLEY AREA PLANNING COMMISSION
City Hall Building, 200 N. Spring Street, Suite 532
Los Angeles, CA. 90012

HEARING NOTICE

CASE NO. DIR 2005-5641-SPPM-A1

SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE-
CAHUENGA PASS COMMUNITY PLAN AREA
VENTURA-CAHUENGA BOULEVARD CORRIDOR
SPECIFIC PLAN
COUNCIL DISTRICT NO. 2

This notice is sent to you because you own property within 100 feet of a site, located within the Ventura-Cahuenga Boulevard Corridor Specific Plan area, on which an appeal of a Director of Planning Determination has been filed, as described below. You are invited to attend the public hearing at which interested persons may ask questions or present testimony regarding the application.

PLACE : Marvin Braude San Fernando Valley - Constituent Service Center
6262 Van Nuys Boulevard, 1st Floor Conference Room, Van Nuys, CA 91411

TIME : THURSDAY, JUNE 22, 2006, AFTER 4:30 P.M.. *

APPLICANT: Dane Wheaton, LLC
APPELLANT: Studio City Shopping Center Association

PROPERTY INVOLVED: 4061 North Laurel Canyon Boulevard

PROJECT: An applicant-initiated modification to a previously-approved Ventura-Cahuenga Boulevard Corridor Specific Plan Project Permit Compliance approval (DIR -2005-5641-SPP dated October 14, 2005). The 10/14/2005 approval was for an addition of 6,387 square-feet as new office, restaurant and retail uses to an existing 7,653 square-foot office building, for a total of 14,040 square feet. The requested modification is to the approved plans to replace the restaurant use with general retail use(s). With the modification, the Project description is revised as follows: A Specific Plan Project Permit Compliance to permit the addition of 6,387 square-feet as new office and general commercial/retail uses to an existing 7,653 square-foot office building, for a total of 14,040 square feet.

APPEAL: Pursuant to Section 11.5.7.C.6 of the Los Angeles Municipal Code, an Appeal filed on the Director of Planning's May 16, 2006, Project Permit Compliance Modification conditional approval pursuant to the Ventura-Cahuenga Boulevard Corridor Specific Plan. The appeal was filed by an aggrieved party, the Studio City Shopping Center Association, and relates to parking and vehicle access/egress into the adjacent shopping center.

*The exact time that this hearing will be conducted during the meeting is uncertain since there may be several items on the agenda. The hearing will be held before the South Valley Area Planning Commission during its regular meeting where it will consider a report by City Staff on the proposed project, all the testimony presented at that time and any written communication received prior to or at the hearing, as well as the merits of the application as it relates to existing environmental and land use regulations. Written communications should include the above Case Number. At the conclusion of the hearing, the Area Planning Commission will discuss the item and make a decision on the case.

EXHAUSTION OF ADMINISTRATIVE REMEDIES - If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Area Planning Commission at, or prior to, the public hearing. Any written correspondence delivered to the Department before the Area Planning Commission's action on the matter will become a part of the administrative record. Please note that this may not be the last hearing on this matter.

A copy of the file is available for public inspection in the Community Planning Bureau, 6262 Van Nuys Blvd., Suite 351, Van Nuys CA. 91411, between the hours of 7:15 a.m. and 4:30 p.m. Monday through Friday. Please call Mr. Thomas L. Glick, City Planner, at (818) 374-5062 in advance to assure that the file will be available.

As covered entity under Title II of the American with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aid and/or other service 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 hearing by calling the Commission secretariat at (213) 978-1295.