



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 2006-3464(SPPA)(DI)(A1)

**CANOGA PARK-WINNETKA-WOODLAND HILLS-WEST HILLS
 COMMUNITY PLAN AREA
 VENTURA-CAHUENGA BOULEVARD CORRIDOR
 SPECIFIC PLAN
 COUNCIL DISTRICT NO. 3**

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, JULY 13, 2006, AFTER 4:30 P.M.. ***

APPLICANT: Mr. Richard Grosso
APPELLANT: Mr. Albert Friedman

PROPERTY INVOLVED: **21926 West Ventura Boulevard, Woodland Hills, California**

PROJECT: In conjunction with the use and operation of the existing restaurant and the 522 square-foot patio addition, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 Y, a request to the Director of Planning to permit a two (2) parking space reduction (ten percent) in the number of required parking spaces on-site from 20 to 18; and pursuant to LAMC Section 11.5.7.E2(f), a request for an adjustment to a Project Permit Compliance to permit up to a ten percent reduction in the required amount of parking from 18 spaces to 16 spaces. The total reduction in parking of 4 parking spaces. (The two spaces requirement for the proposed 226 square-foot detached storage building remain unchanged.)

APPEAL: Pursuant to Section 11.5.7.C.6 of the LAMC, an Appeal filed on the Director of Planning's May 24, 2006, Project Permit Compliance Modification conditional approval pursuant to the Ventura-Cahuenga Boulevard Corridor Specific Plan. The appeal was filed by an aggrieved party, Mr. Albert Friedman, and relates to the parking reductions allowed by the Director of Planning under DIR-2006-3464 (SPPA)(DI).

*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.