

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, MAY 08, 2008, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Matt Epstein, President
Gordon Murley, Vice President
George Andros, Commissioner
Steve Cochran, Commissioner
Barbara Romero, Commissioner

Fely C. Pingol, Commission Executive Assistant
(213) 978-1300; 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.:

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 272, 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.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

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-2007-3610-ZV-SPE-SPP**

CEQA: ENV-2007-3611-MND
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2
Location: 11800-11804 West Ventura Blvd.
Expiration Date: 01/18/08
Appeal Status: Further appealable to
City Council

Continued from 04/10/08

The South Valley Area Planning Commission received a request at their February 28, 2008, meeting by the applicant for reconsideration of the Commission's January 10, 2008 conditional approval. The applicant has specifically requested a reconsideration of a parking condition imposed by the Commission as part of its conditional approval of the proposed project.

PUBLIC HEARING COMPLETED ON DECEMBER 03, 2007

SPECIFIC PLAN EXCEPTION, pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 F, from Section 5.C.1 of the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No.174,052) to permit the expansion of an animal hospital use that is not permitted in a Pedestrian-Oriented District (POD);

SPECIFIC PLAN EXCEPTION, pursuant to LAMC Section 11.5.7 F, from Section 7.F.1(a) to permit zero (0) additional parking above the existing 10 parking spaces in lieu of the 5 additional spaces required for the addition area based upon the Specific Plan parking rate for commercial uses, other than offices, of at least one parking space for each 250 square feet of floor area;

VARIANCE, pursuant to LAMC Section 12.27, from LAMC Section 12.14.A.17 to allow the continued use and expansion of an animal hospital otherwise not permitted in the C2 zone; and

PROJECT PERMIT COMPLIANCE, pursuant to LAMC Section 11.5.7 C, with the Ventura-Cahuenga Boulevard Corridor Specific Plan.

PROJECT: Addition of 1,334 square feet to the second floor of an existing, two-story, 4,613 square-foot animal hospital on a 11,003 square-foot lot. The existing animal hospital is legally, non-conforming. There is no new parking proposed. At the completion of the proposed project, the building's maximum height will be 28'-6", total floor area will be 5,947 square feet, and total provided parking will be the 10 existing parking spaces.

APPLICANT: Studio City Animal Hospital
Attention: Dr. Clyde Pitts

Representative: Rosenheim and Associates
Attention: Brad Rosenheim

STAFF RECOMMENDS APPROVAL OF SPECIFIC PLAN EXCEPTIONS, VARIANCE, AND PROJECT PERMIT COMPLIANCE SPECIFIED IN THE STAFF RECOMMENDATION REPORT.
Thomas Lee Glick (818) 374-5062

4. **AA-2006-8731-PMLA-1A**

CEQA: ENV-2006-8732-MND
Plan: Canoga Park-Winnetka-
Woodland Hills

Council District: 3
Location: 20880 W. Tiara Street.
Expiration Date: 04/07/08 ext.
Appeal Status: Not further appealable to
City Council

PUBLIC HEARING COMPLETED NOVEMBER 29, 2007

AN APPEAL, of the Deputy Advisory Agency's denial of AA-2006-8731-PMLA to create a two-parcel single family subdivision from a 17,580 square foot lot.

APPLICANT: Lila Sadafi

APPELLANT: Lila Sadafi

STAFF RECOMMENDS DENIAL OF APPEAL
Marc Woerschling (213) 978-1396

5. **APCSV-2004-7903-ZC**

CEQA: ENV-2004-7904-MND
Plan: North Hollywood - Valley Village

Council District: 2
Location: 6348 and 6346 N. Whitsett Ave.
Expiration Date: 05/10/08
Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED MARCH 21, 2008

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, from R3-1VL and [Q]C2-1 to [T][Q]C2-1VL (The Height District change incident to the Zone Change is initiated by the Director of Planning.

PROJECT: Demolition of used car lot and construction of a new, 25,500 square-foot retail-office building consisting of 15,000 square-feet of retail, 10,500 square feet of office, two stories, with a maximum height of 45 feet, and street-level parking and subterranean parking providing 81 parking spaces on an approximate 16,553 square-foot site.

APPLICANT: S. Sean Zagian
Oscar Ensafi, Representative

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM R3-1VL AND [Q]C2-1 TO (T)[Q]C2-1VL SUBJECT TO CONDITIONS OF APPROVAL.
Jose Carlos Romero, (213) 975-1180

6. **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, May 22, 2008** at the **Marvin Braude Constituent Service 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) 978-1300 or by e-mail at APCSouthValley@lacity.org