

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, MARCH 26, 2009, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

*****CORRECTED COPY*****

(To correct Appellant's name on Agenda Item No. 3)

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. 5:

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 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 agenda item 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. **ZA-2008-1201-CUW-1A**

CEQA: ENV-2008-1200-MND
Plan: Canoga Park

Council District: 3
Location: 7500 De Soto Avenue
Expiration Date: 04/01/09
Appeal Status: Not further appealable to City Council

*****NOTE: A LETTER OF WITHDRAWAL OF APPLICATION WAS RECEIVED
FROM APPLICANT/APELLANT ON FEBRUARY 19, 2009 *****

PUBLIC HEARING

AN APPEAL, of the Zoning Administrator's decision **1)** pursuant to Los Angeles Municipal Code Section 12.24-F of the Code, for denial of requests to permit the facility to exceed the 33-foot height limit, and for the cross and ground level equipment and lease area enclosure wall to be located within the 25-foot front yard setback and **2)** pursuant to Los Angeles Municipal Code Section 12.24-W,49, for approval of a request for a conditional use permit to allow the construction, use and maintenance of a cellular telecommunications site; adopt the Mitigated Negative Declaration ENV-2008-1200-MND, as the environmental clearance for the project as recommended by City Staff.

APPLICANT: Scott Henry, T-Mobile USA, Inc.
Representative: Steve Kaali, Synergy Development Services

APELLANT: Toby L. Bornstein, Multicultural Learning Center
Representative: Evelyn F. Heidelberg, Procopio, Cory,
Hargreaves & Savitch, Inc.

STAFF RECOMMENDS: **Receive and file** letter of Withdrawal of Appeal from Applicant/Appellant dated February 19, 2009.

Staff: Albert Landini (213) 369-0552

4. **APCSV-2007-2639-BL**

Related Case: AA-2007-2587-PMLA

CEQA: ENV-2007-2588-MND

Plan: Van Nuys-North Sherman Oaks

Council District: 2

Location: 5075 N. Kester Avenue

Expiration Date: N/A

Appeal Status: Further appealable to City Council

NOTE: *The South Valley Area Planning Commission received a request on February 12, 2009 for reconsideration of its decision made on January 22, 2009 as applicant claimed that Notice of Hearing was not served/received which was the reason of their no-show during that meeting.*

PUBLIC HEARING COMPLETED JULY 17, 2008

BUILDING LINE REMOVAL, established by Ordinance 101,016, of a 25-foot building line fronting Kester Avenue, for four new condominiums on a 0.14 acre lot; **adopt** of Mitigated Negative Declaration No. ENV-2007-2588-MND will be considered.

APPLICANT: Fariba Rahnama
Robert B. Lamishaw, Representative

STAFF RECOMMENDS: **Disapprove** and **recommend** that the City Council **disapprove** the request for the removal of a building line, incident to a parcel map, as set forth in Section 12.32.R of the Los Angeles Municipal Code; **approve** and **recommend** that the City Council **adopt** Mitigated Negative Declaration No. ENV-2007-2588; and **adopt** the Findings disapproving the request for removal of building line.

Staff: Marc Woerschling (213) 978-1467

5. **ZA-2007-4936-CUB-PAD-1A**

CEQA: ENV-2008-4937-MND

Plan: Reseda

Council District: 3

Location: 19650 W. Sherman Way

Expiration Date: 04/09/09

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, of the Zoning Administrator's decision **1)** pursuant to Los Angeles Municipal Code Section 12.24-W,1, for **approval** of Conditional Use Permits authorizing the sale and dispensing of beer and wine only for off-site consumption in conjunction with the operation of a fueling station; and **2)** pursuant to Los Angeles Municipal Code Section 12.24-M, for the **Approval** of Plans authorizing remodeling of a fueling station and mini-mart governed by Section 12.24-W,27 of the Los Angeles Municipal Code with deviations from Section 12.22-A,23; **adopt** Mitigated Negative Declaration No. ENV-2008-4937-MND.

APPLICANT: Gus Hilu, Gus & Haifa Hilu Trust
Robert Lamishaw, Representative

APPELLANT: David Ayala

STAFF RECOMMENDS: **Deny** the appeal; **sustain** the decision of the Zoning Administrator (1) for **approval** of Conditional Use Permits authorizing the sale and dispensing of beet and wine only for off-site consumption in conjunction with the operation of a fueling station; and (2) for Approval of Plans authorizing remodeling of a fueling station and mini-mart, and **adopt** Mitigated Negative Declaration No. ENV-2007-4937 MND.

Staff: R. Nicholas Brown (818) 374-5069

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, April 09, 2009**
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