

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JUNE 25, 2009, 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
Vacant, 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 NOS. 3 AND 4:

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
- C. Approval of Minutes of March 26, 2009 and May 28, 2009 Meetings

3. **ZA-2008-2544-CUB-1A**

CEQA: ENV-2008-2545-MND
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hill

Council District: 3
Location: 6061 North Topanga
Canyon Boulevard
Expiration Date: 07/14/09
Appeal Status: Not further appealable to City
Council

PUBLIC HEARING

AN APPEAL of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,1, for the **approval** of a Conditional Use Permit for the sale and dispensing of beer and wine for off-site consumption, and the **adoption** of Mitigated Negative Declaration ENV-2008-2545-MND.

APPLICANT: Andrew Paszterro, Andy Gazretail

APPELLANT: Woodland Hills Homeowner Organization
Representative: Pat Patton

STAFF RECOMMENDS: **Deny** the appeal; and **sustain** the decision of the Zoning Administrator for the approval of Conditional Use Permit for the sale and dispensing of beer and wine for off-site consumption, **adopt** the findings, and **adopt** Mitigated Negative Declaration No. ENV-2008-2545-MND.

Staff: Albert Landini (213) 369-0552

4. **ZA-2008-2425-ZV-1A**

CEQA: ENV-2008-2426-MND
Plan: North Hollywood-Valley Village

Council District: 12
Location: 12113-12127 West Burbank
Boulevard
Expiration Date: 06/18/09
Appeal Status: Further appealable to
City Council if granted

PUBLIC HEARING

AN APPEAL of the Zoning Administrator's decision pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, for the **denial** of a Variance from Section 12.13-A to permit the continued use and maintenance of an auto repair use of approximately 3,050 square feet operating Monday through Friday from 7 a.m. to 7 p.m. and Saturday from 8 a.m. to 6 p.m. of a total 14,660 square-foot auto repair use, on a 38,852 square-foot site in the [Q]C2-1VL and P-1VL Zones and the **denial** of Mitigated Negative Declaration No. ENV-2008-2426-MND.

APPLICANT: Nader Zadeh
Representative: Jon Perica

APPELLANT: Nader Zadeh
Representative: Jon Perica

STAFF RECOMMENDS: **Deny** the appeal; **sustain** the decision of the Zoning Administrator for **denial** of a Variance from Section 12.13-A to permit the continued use and maintenance of an auto repair use of approximately 3,050 square feet operating Monday through Friday from 7 a.m. to 7 p.m. and Saturday from 8 a.m. to 6 p.m. of a total 14,660 square-foot auto repair use, on a 38,852 square-foot site in the [Q]C2-1VL and P-1VL Zones, and **consider** Mitigated Negative Declaration No. ENV 2008-2426-MND.

Staff: Albert Landini (213) 369-0552

5. **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, July 9, 2009** at the **Marvin Braude Constituent Service Center** **6262 Van Nuys Blvd., Van Nuys, CA 91401**

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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) 978-1300 or by e-mail at APCSouthValley@lacity.org