

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, OCTOBER 8, 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
Steve Cochran, Commissioner
Noelle Guzman, Commissioner
Lydia Drew Mather, 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. 3:

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>.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

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 July 23, 2009 and August 27, 2009 South Valley Area Planning Commission regular meetings.

3. **APCSV-2008-9911-CU-ZV-BL**

CEQA: ENV-2008-9910-MND
Plan: Encino-Tarzana

Council District: 3
Location: 5429 Lindley Avenue
Expiration Date: 10/26/09
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED SEPTEMBER 14, 2009:

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Los Angeles Municipal Code (LAMC), of a 24 and 37-foot building line on Lindley Avenue established by Ordinance No. 109,603;

CONDITIONAL USE, pursuant to Section 12.24-W,9 of the LAMC, to permit a synagogue with accessory uses to include a nursery school, religious school, and parenting center, as well as associated administrative offices, in the RA-1 Zone;

VARIANCE, pursuant to Section 12.27 of the LAMC, to permit 228 parking spaces in lieu of 327 otherwise required by LAMC Sections 12.21-A,4(c), (e), and (f).

VARIANCE, pursuant to Section 12.27 of the LAMC, to permit a building height of up to 45 feet and for a roof structure of an additional 9 feet, for a total height of up to 54 feet, in lieu of the 36 foot building height limit required by Section 12.21.1 of the LAMC.

ADOPT the Mitigated Negative Declaration (MND), pursuant to Section 21082.1(c)(3) of the California Public Resources Code, for the above-referenced project.

PROPOSED PROJECT: Demolish the existing one-story 15,990 foot sanctuary, and one-story 2,170 square-foot administration building (18,160 square-feet total), for the construction of a two-story, 51,330 square-foot building for the same uses, addition of six classrooms and second story office space to existing religious school building for a total of approximately 82,612 square-feet. The project includes a 62-space subterranean parking level (22,885 square-feet) below the new sanctuary building, with existing parking at grade for a total of 228 parking spaces. The hours of operation of the nursery school is proposed for Monday through Friday 9:00 A.M. to 3:00 P.M. Religious School hours are proposed Monday through Thursday from 4:00 P.M. to 7:30 P.M. and Sunday from 8:00 A.M. to 12:00 P.M. A Parenting Center will operate Monday through Friday from 9:30 A.M. to 3:30 P.M. Fixed seats for the sanctuary would be expanded from 250 to 300. The proposed project is located on a 3.44 acre site classified in the RA-1 Zone. As proposed, the project requires the following considerations: 1) a Conditional Use to permit the remodeling and expansion of an existing 48,346 square-foot religious use and school complex to 82,612 square-feet; 2) Zone Variances to permit 228 parking spaces in lieu of the 327 otherwise required, and to permit a building height of up to 45 feet and for a roof structure of an additional 9 feet, for a total height of up to 54 feet; and 3) removal of a 24-foot and 37-foot Building Line along the Lindley Avenue frontage. The project will export approximately 11,400 cubic yards of dirt.

Note: The applicant, at the public hearing on September 14, 2009, indicated that the proposed project would be changed to simply move the proposed subterranean parking area from the below the parking area on the south-eastern side of the site to a revised 62-space subterranean parking level (22,885 square-feet) below the new sanctuary building on the northern side of the site. The applicant's attached plans have been revised to reflect this change, as well as the project description. Exhibit F of this report represents an Addendum to the project's environmental clearance that this minor change has no additional environmental impacts.

STAFF RECOMMENDS: **Approve** and **recommend** that the City Council adopt, by ordinance, the request for a Building Line Removal of a 24 and 37-foot building line on Lindley Avenue established by Ordinance No. 109,603, subject to Conditions of Approval; **approve** a Conditional Use to permit a synagogue with accessory uses to include a nursery school, and parent center, as well a associated administrative offices, in the RA-1 Zone, **approve** a Variance to permit 228 parking spaces in lieu of 327 otherwise required by LAMC Sections 12.21-A,4(c). (e), and (f); **approve** a Variance to permit a building height of up to 45 feet and for a roof structure of an additional 9 feet, for a total height of up to 54 feet, in lieu of the 36 foot building height limit required by LAMC Section 12.21.1, subject to Conditions of Approval; **approve** the environmental clearance for the proposed project under Mitigated Negative Declaration No. ENV-2008-9910-MND; **adopt** the Findings.

Staff: Thomas Lee Glick (818) 374-5062

4. 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, October 22, 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