

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, FEBRUARY 25, 2010, 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

Rhonda Ketay, 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, 4, 5, 6, and 7.

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>.

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 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
- C. Approval of minutes from January 14 and 28, 2010

3. **APCSV-2008-1722-SPE-ZV-SPP**

CEQA: ENV-2008-1721-MND

Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2

Location: 11512-11518 W. Ventura Blvd

Expiration Date: 3/27/10

Appeal Status: Further appealable to City
Council

PUBLIC HEARING HELD ON JANUARY 11, 2010

Proposed Project: The continued use and maintenance of a mural sign, approximately 300 square feet (6 feet x 50 feet), for an existing car wash establishment comprised of four lots, approximately 12,500 square feet, and located within the Ventura/Cahuenga Boulevard Corridor Specific Plan.

Requested Actions:

1. Pursuant to Section 11.5.7.F of the Municipal Code, an Exception from the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance Number 174,052) of the Municipal Code to exceed the number and square footage of signage permitted.
2. Pursuant to Section 14.4.4.B.10 of the Municipal Code, a Variance to permit a mural sign.
3. Pursuant to Section 11.5.7.C of the Municipal Code, a Project Permit Compliance with the Ventura/Cahuenga Boulevard Corridor Specific Plan.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration, ENV-2008-1721-MND, for the above project.

APPLICANT: Ben Forat, Studio City Car Wash, Inc.
Representative: Jack McGrath

Recommended Actions:

1. **Disapprove** the request for a **Specific Plan Exception** from the Ventura/Cahuenga Boulevard Corridor Specific Plan to exceed the number and square footage of signage permitted.
2. **Disapprove** the request for a **Project Permit Compliance** for the Ventura/Cahuenga Boulevard Corridor Specific Plan.
3. **Approve** the request for a **Variance** to permit a mural sign subject to the attached Conditions.

4. **Adopt** the attached Findings.
5. **Approve** the Mitigated Negative Declaration, ENV-2008-1721-MND, for the project, subject to the attached Conditions.

Staff: Edward Sanderson (818) 374-5067

4. [APCSV-2009-2536-SPE-SPP](#)

CEQA: ENV-2009-2537-CE

Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2

Location: 12051 W. Ventura Blvd and
4008 N. Laurel Canyon Blvd

Expiration Date: 2/25/10

Appeal Status: Further appealable to City
Council

PUBLIC HEARING HELD ON JANUARY 4, 2010

Proposed Project: The installation, use, and maintenance of five (5) additional signs including one (1) wall sign to be located on the eastern elevation of the building, one (1) wall (logo) sign to be located on the southern elevation of the building, and three (3) ATM surround signs to be located on the eastern elevation of the building. The total square-footage for all five signs is approximately 119.05 square feet.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7.F, a Specific Plan Exception from Section 8.B.1.a of the Ventura/Cahuenga Boulevard Corridor Specific Plan to permit five additional wall signs in lieu of the two permitted (Ordinance No. 174,052).
2. Pursuant to LAMC Section 11.5.7.C, a Project Permit Compliance determination with the Ventura/Cahuenga Boulevard Corridor Specific Plan.
3. Pursuant to Section 21082.(c)(3) of the California Public Resources Code, Find the Categorical Exemption prepared for the requested action is adequate.

APPLICANT: SignTech Electrical / Chase Bank
Representative: Warner LeMenager

Recommended Actions:

1. **Approve in part** the applicant's request to grant a **Specific Plan Exception** from Section 8.B.1a of the Ventura/Cahuenga Boulevard Corridor Specific Plan to permit one additional business identification sign above the ATMs.
2. **Approve in part** the applicant's request to grant a **Project Permit Compliance** approval to permit one additional business identification sign above the ATMs.
3. **Adopt** the Findings.
4. **Approve** the environmental clearance Categorical Exemption ENV-2009-2537-CE.

Staff: Edward Sanderson (818) 374-5067

5. **ZA-2008-4158-ZAA-F-1A**
CEQA: ENV-2009-4159-CE

Plan: North Hollywood

Council District: 2

Location: 11726 South Blix Street

Expiration Date: 02/27/10

Appeal Status: Not further appealable

PUBLIC HEARING

Requested Actions:

An appeal of the Zoning Administrator's decision **1)** pursuant to Section 12.28 of the Los Angeles Municipal Code, for the denial of a Zoning Administrator's Adjustment from the provisions of Sections 12.01-C,1 and 2 to permit the construction, use and maintenance of an accessory structure observing a reduced front yard setback of 4 feet 8 inches in lieu of the prevailing setback of 23 feet 8 inches, and a reduced northerly side yard setback of 3 feet 6 inches in lieu of the required 5 feet, and from the provisions of Section 12.21-C,5(b) to permit the construction, use and maintenance of an accessory structure to be located in the front yard 4 feet 8 inches from the property line in lieu of the required 55 feet, and **2)** pursuant to Section 12.24-X,7 of the Los Angeles Municipal Code, for the approval of a Zoning Administrator's Determination granting relief from Section 12.21-C,1(g) permitting the continued use and maintenance of an existing over-in-height wall 8 feet high in lieu of the permitted 3 feet 6 inches in height, on an approximately 7,950 square-foot lot in the R1-1 Zone, and finding the environmental clearance Categorical Exemption ENV-2009-4159-CE.

APPLICANT: Farshid Etaat

Representative: Gary S. Klein; Gary S. Klein & Associates

APPELLANT: Same

Recommended Actions:

Deny the appeal.

Sustain the Zoning Administrator's decision **1)** for the denial of a Zoning Administrator's Adjustment to permit the construction, use and maintenance of an accessory structure observing a reduced front yard setback of 4 feet 8 inches in lieu of the prevailing setback of 23 feet 8 inches, and a reduced northerly side yard setback of 3 feet 6 inches in lieu of the required 5 feet, and to permit the construction, use and maintenance of an accessory structure to be located in the front yard 4 feet 8 inches from the property line in lieu of the required 55 feet, and **2)** for the approval of a Zoning Administrator's Determination permitting the continued use and maintenance of an existing over-in-height wall 8 feet high in lieu of the permitted 3 feet 6 inches in height, on an approximately 7,950 square-foot lot in the R1-1 Zone.

Find the environmental clearance Categorical Exemption ENV-2009-4159-CE.

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

6. **APCSV-2009-2004-ZC-ZV-ZAA**

Related Cases: APCSV-2007-285-ZC-ZAA
CPC-2009-22-GPA

CEQA: ENV-2007-286-MND-REC-1

Plan: Encino-Tarzana

Council District: 5

Location: 17634 W. Weddington Street

Expiration Date: 2/25/10

Appeal Status: Further appealable to City Council if denied

PUBLIC HEARING HELD ON NOVEMBER 5, 2009

Proposed Project: An addition to an existing single-family dwelling and construction of a new single-family dwelling on an approximately 16,470 square foot lot.

Requested Actions:

1. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Zone Change from RA-1 to (T)(Q)R1-1 incidental to a parcel map request;
2. Pursuant to 12.27 of the Municipal Code, a Zone Variance from Section 12.08-C,5 of the LAMC, to allow a maximum Floor Area to Lot Area (FAR) Ratio for Parcel A of 0.77 (5,950 square feet of floor area / 7,763 square-foot lot) and 0.67 (5,880 square feet of floor area / 8,716 square-foot lot) for Parcel B, in lieu of 0.45 Floor Area Ratio maximum allowed in the R1 Zone;
3. Pursuant to 12.28 of the Municipal Code, a Zoning Administrator's Adjustment to grant relief from Section 12.08-C,3 of the LAMC to permit a rear yard setback for Parcel A of five feet in lieu of 15 feet required by the R1 Zone.
4. Pursuant to 12.28 of the Municipal Code, a Zoning Administrator's Adjustment to grant relief from Section 12.08-C,1 of the LAMC to allow a 15-foot front yard setback for Parcel A in lieu of the 24'-11" prevailing front yard setback required by the R1 Zone.
5. Pursuant to 12.28 of the Municipal Code, a Zoning Administrator's Adjustment to grant relief from Section 12.03 to allow 15 feet of public street frontage for Parcel B in lieu of 20 feet required.
6. Pursuant to 12.28 of the Municipal Code, a Zoning Administrator's Adjustment to grant relief from Section 12.08-C,4 of the LAMC to allow a 15-foot mid-point lot width for Parcel B in lieu of 50 feet required by the R1 Zone.
7. Pursuant to 12.28 of the Municipal Code, a Zoning Administrator's Adjustment to grant relief from Section 12.08-C,2 of the LAMC to allow a five-foot side yard (west side of Parcel B) in lieu of 7 feet required by the R1 Zone.
8. Pursuant to 12.28 of the Municipal Code, a Zoning Administrator's Adjustment to grant relief from Section 12.21.1 of the LAMC to permit maximum building heights on both Parcel A and Parcel B to be 36 feet in lieu of 33-foot maximum allowed in the R1 Zone.
9. Adopt Mitigated Negative Declaration No. ENV-2007-286-MND-REC1 as modified by this report.

APPLICANT: Rene Bernasoni
Representative: Athena Novak

Recommended Actions:

1. **Approve** the requested **Zone Change** as filed.
2. **Approve and recommend** that the City Council adopt the ordinance to effect the **Zone Change**, incident to a Parcel Map from the existing RA-1 to (T)(Q)R1-1, as set forth in Section 12.32 of the Municipal Code, subject to the attached conditions.

3. **Recommend** the applicant be advised the time limits for effectuation of a zone in a "T" Tentative or "Q" Qualified classification are specified in Section 12.32-G of the LAMC. Conditions must be satisfied prior to the issuance of building permits and, that the Tentative classification be removed in the manner indicated on the attached pages.
4. **Disapprove** the **Zone Variance** to allow a maximum FAR ratio for Parcel A of 0.77 and 0.67 for Parcel B, in lieu of the maximum 0.45 FAR permitted in the R1 Zone.
5. **Approve** the **Adjustment** for Parcel A to permit a five foot rear yard setback in lieu of 15 feet required by the R1 Zone.
6. **Disapprove** the **Adjustment** for Parcel A to permit a 15-foot front yard setback in lieu of the 24'-11" prevailing front yard setback.
7. **Disapprove** the **Adjustment** for Parcel B to permit a minimum 15-foot wide street frontage in lieu of 20 feet.
8. **Disapprove** the **Adjustment** to allow a 15-foot mid-point lot width for Parcel B in lieu of 50 feet required by the R1 Zone.
9. **Disapprove** the **Adjustment** for Parcel B to permit a five-foot side yard (west side of Parcel B) in lieu of 7 feet required by the R1 Zone.
10. **Disapprove** the **Adjustment** to permit a maximum building height of 36 feet in lieu of 33 feet permitted in the R1 Zone.
11. **Adopt** the environmental clearance Mitigated Negative Declaration No. ENV-2007-286-MND-REC1 as modified by this report.
12. **Adopt** the attached Findings.
13. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City will monitor or require evidence that any mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
14. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Priya Mehendale (818) 374-5044

7. **[APCSV-2009-3347-SPE-ZV](#)**
CEQA: ENV-2009-3348-MND
Related Case: DIR-2008-189-SPP
Plan: Sherman Oaks-Studio City
Toluca Lake-Cahuenga Pass

Council District: 2
Location: 12900, 12904 & 12908 W. Ventura Blvd and 4123 Coldwater Canyon Blvd.
Expiration Date: 4/10/10
Appeal Status: Further appealable to City Council

PUBLIC HEARING HELD ON JANUARY 25, 2010

Proposed Project: The installation of a mural, approximately 98 square feet (14 feet x 7 feet), for an existing 4,457 square-foot, one-story commercial bank building on a 14,356 square-foot lot, and located within the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052).

Requested Actions:

1. Pursuant to Section 11.5.7.F of the Los Angeles Municipal Code (LAMC), and Exception from Section 8.B.1(a)(1) and 8.B.2(a) of the Ventura/Cahuenga Boulevard Corridor Specific Plan to exceed the number of signs permitted from two to three (two wall signs previously approved under DIR-2008-189-SPP).
2. Pursuant to Section 14.4.4.B.10 of the LAMC, a Variance to permit a mural.
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigation Negative Declaration ENV-2009-3347-MND for the project.

APPLICANT: Jason Bohle, Coldwater Center LLC, Wells Fargo Bank
Representative: Rober Jacknewitz, Permit Consultants, Inc.

Recommended Actions:

1. **Disapprove** the request for a **Specific Plan Exception** from the Ventura/Cahuenga Boulevard Corridor Specific Plan to exceed the number of signage permitted.
2. **Approve** the request for a **Variance** to permit a mural subject to the Conditions of Approval.
3. **Adopt** the Findings.
4. **Approve** the environmental clearance Mitigated Negative Declaration ENV-2009-3348-MND.

Staff: Tom Glick (818) 374-5062

8. 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 up 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, March 3, 2010** 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