

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, MARCH 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, 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 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 February 25, 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

CONTINUED FROM FEBRUARY 25, 2010

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. **ZA-2009-2393-ZAA-1A**

CEQA: ENV-2007-1392-CE

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

Council District: 5

Location: 4231 North Allott Avenue

Expiration Date: 3/28/10

Appeal Status: Not further appealable

PUBLIC HEARING

Requested Actions:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.28, for the approval of **1)** a Zoning Administrator's Adjustment from the provision of Section 12.21-C,1(g) granting use and maintenance of an existing multiple family building observing reduced side yards of 5 feet in lieu of the required 7 feet 6 inches, on an approximately 10,956 square-foot lot in the [Q]RD3-1 Zone, and **2)** a Zoning Administrator's Adjustment from provision of Section 12.21-C,1(g) granting the construction, use, and maintenance of an existing retaining wall with addition solid fencing, and finding the environmental clearance Categorical Exemption ENV-2007-1392-CE.

APPLICANT: Isabella Svilik, 1813 TR LLC

Representative: Kimberly Rible, Gaines & Stacey, LLP

APPELLANT: Francine Eisenrod

Recommended Actions:

Deny the appeal.

Sustain the Zoning Administrator's decision **1)** for the approval of a Zoning Administrator's granting use and maintenance of an existing multiple family building observing reduced side yards of 5 feet in lieu of the required 7 feet 6 inches, on an approximately 10,956 square-foot lot in the [Q]RD3-1 Zone, and **2)** a Zoning Administrator's Adjustment granting the construction, use, and maintenance of an existing retaining wall with addition solid fencing. **Find** the environmental clearance Categorical Exemption ENV-2007-1392-CE.

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

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 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, April 8, 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