

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 23, 2010, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Wendy Mitchell, 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, 4, AND 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 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

3. **APCSV-2008-1542-PMLA-1A**

Related Cases: ZA-2009-1059-ZAA;
APCSV-2006-47-ZC;
AA-2005-5638-PMLA

CEQA: ENV-2005-5639-MND

Plan: Reseda-West Van Nuys

Council District: 3

Location: 7719 North Wilbur Avenue

Expiration Date: 09/23/10 ext.

Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

Proposed Project: A preliminary Parcel Map for a three-parcel, single-family subdivision over a 32,974 square foot lot with an internal private street. Parcel A was proposed at 11,375 square feet, Parcel B at 10,800 square feet and Parcel C at 10,800 square feet.

Requested Actions

An appeal from the entire decision of the Advisory Agency for the approval of Preliminary Parcel Map No. AA-2008-1542-PMLA as a two-parcel subdivision.

APPLICANTS: Ann Tumberian, Owner
Representative: Oscar Ensafi

APPELLANT: Ken Tate

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Findings and Conditions of the Deputy Advisory Agency.
3. **Adopt** the Negative Declaration No. ENV-2005-5639-MND.
4. **Adopt** the attached Findings, including the environmental Findings.
5. **Advise** the Applicant that, pursuant to California State Public Resources Code Section 210.81.6, the City shall monitor or require evidence that 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.

Staff: Jennifer Driver (818) 374-5034

4. **DIR-2010-0329-BSA-1A**

CEQA: N/A

Plan: Encino-Tarzana

Council District: 5

Location: 17460 West Ventura Boulevard

Expiration Date: 09/23/10 ext.

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Proposed Project: An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.26-K of the Municipal Code, for the denial an appeal alleging that the Department of Building and Safety erred or abused its discretion in its determination to terminate a Covenant and Agreement regarding the maintenance of not less than 20 off-street parking spaces located at 17460 Ventura Boulevard (parking site address) for the use of the building located at 17500 Ventura Boulevard (building site); and finding that the Department of Building and Safety did not err in its determination to terminate a Covenant and Agreement (Document No. 97-1359385) regarding the maintenance of not less than 20 off-street parking spaces located at 17460 Ventura Boulevard for the use of the building located at 17500 Ventura Boulevard, and thereby affirmed the action of the Department of Building and Safety, and finding the Department of Building and Safety environmental clearance adequate.

APPLICANT: The Blau Family, LLC

Representative: Nina Raey, Fancher Development Services

APPELLANT: The Blau Family, LLC

Representative: Fred Gaines, Gaines & Stacey, LLP

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain the Zoning Administrator's decision** for the denial of an appeal alleging that the Department of Building and Safety erred or abused its discretion in its determination to terminate a Covenant and Agreement regarding the maintenance of not less than 20 off-street parking spaces located at 17460 Ventura Boulevard (parking site address) for the use of the building located at 17500 Ventura Boulevard (building site); and find that the Department of Building and Safety did not err in its determination to terminate a Covenant and Agreement (Document No. 97-1359385) regarding the maintenance of not less than 20 off-street parking spaces located at 17460 Ventura Boulevard for the use of the building located at 17500 Ventura Boulevard, and hereby affirm the action of the Department of Building and Safety is, and find the Department of Building and Safety Environmental clearance adequate.
3. **Adopt** the Findings.

Staff: Lynn Wyatt (213) 978-1306

5. **ZA-2010-0735-ZV-1A**

CEQA: ENV-2010-0736-CE

Plan: Van Nuys-North Sherman Oaks

Council District: 1

Location: 13630 West Victory Boulevard

Expiration Date: 10/2/10

Appeal Status: Further appealable to City Council if approved

PUBLIC HEARING

Proposed Project: An appeal of the Zoning Administrator's decision pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, for the approval of a Variance from Municipal Code Section 12.13.5 to permit the operation of a 26,498 square-foot thrift shop in the [Q]C1.5-1VL and [Q]P-1VL Zones, and finding the environmental clearance Categorical Exemption ENV-2010-0736-CE.

APPLICANT: Jeff Hill, Valley Thrift Store, Inc.
Representative: Brad Rosenheim, Rosenheim & Associates, Inc.

APPELLANT: Michael Randall, Valley Glen Improvement Association

Recommended Actions:

1. Deny the appeal.
2. Sustain the Zoning Administrator's decision for the approval of a Variance to permit the operation of a 26,498 square-foot thrift shop in the [Q]C1.5-1VL and [Q]P-1VL Zones, and find the environmental clearance Categorical Exemption ENV-2010-0736-CE
3. Adopt the Findings.

Staff: Maya Zaitzevsky (213) 978-1416

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 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, October 14, 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