

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 23, 2011, 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 NOS. 3 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. **ZA-2009-2837-CU-1A**

CEQA: ENV-2009-2838-MND

Council District: 3

Location: 5726 N. Fallbrook Avenue

Expiration Date: 7/2/11

Appeal Status: Not further appealable to City Council

Plan: Canoga Park-Winnetka-Woodland Hills-West Hills

PUBLIC HEARING

Requested Actions:

AN APPEAL of the [Zoning Administrator's decision](#), pursuant to Los Angeles Municipal Code Section 12.24-W,9, for the approval of a Conditional Use Permit authorizing the continued operation and maintenance of an existing synagogue in a single-family dwelling, in the R1 Zone Classification, [and finding the environmental clearance Mitigated Negative Declaration ENV-2009-2837 that with the imposition of mitigation measures contained in Mitigated Negative Declaration](#), there is no substantial evidence that the proposed project will have a significant effect on the environment.

APPLICANT: Averm Shlomof, Sephardic Synagogue
Representative: Shawn Evenheim, California Home Builders

APPELLANT: Niles and Elisa Willits-Spolin

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the approval of the Conditional Use Permit authorizing the continued operation and maintenance of an existing synagogue located in a single-family dwelling in the R1 Zone Classification; and **Find** that, with the imposition of mitigation measures contained in Mitigated Negative Declaration ENV-2009-2837, there is no substantial evidence that the proposed project will have a significant effect on the environment.

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

4. **APCSV-2010-1686-SPE-CU-ZV-SPP**

CEQA: ENV-2010-1687-MND

Plan: Encino-Tarzana

Council District: 5

Location: 17635-17641-1/2 W. Ventura Blvd.

Expiration Date: 6/25/11

Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED MAY 9, 2011

Proposed Project:

The demolition of an existing approximately 5,996 square foot McDonald's single-lane drive-thru restaurant, and the construction of a new approximately 4,014 square foot McDonald's drive-thru restaurant with a double drive-through lane. The proposed project is a one-story building, with a maximum height of approximately 25 feet providing 47 on-site parking spaces in a surface parking lot. The project is located on a 35,725 square foot site classified in the C4-1VL zone and also located within the Boundaries of the Ventura/Cahuenga Boulevard Corridor Specific Plan.

APPLICANT: Randal Kimoto for McDonald's USA, LLC
Representative: Rosenheim & Associates, Inc.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration, ENV-2010-1687-MND, for the above referenced project.
2. Pursuant to Section 11.5.7 of the Municipal Code, **Exceptions** to the Ventura/Cahuenga Corridor Specific Plan (Ordinance No. 174,052) as follows:
 - a. From Section 7.A to permit a pedestrian entrance from the street to the building to cross a driveway, in lieu of the otherwise required pedestrian entrance with direct access from the sidewalk without crossing a parking lot or driveway.
 - b. From Section 7.A 3.a to allow a driveway placed in front of the proposed building as is otherwise not permitted.
 - c. From Section 7.A 3.a.2(ii) to permit a variable front yard depth of approximately 23 to 34 feet for approximately 24% of the length of the front lot line, in lieu of the maximum front yard depth of 20 feet for a minimum of 33% of the length of the front lot line.
 - d. From Section 7.D 1.a to allow a project with approximately 14% parking lot landscape coverage of in lieu of the otherwise required 15% parking lot landscape coverage.
 - e. From Section 7.D 1.c to permit a landscaped buffer varying in depth from zero (0) feet to approximately 4.67 feet on the easterly side of the property in lieu of the minimum 10 foot landscape buffer otherwise required.
 - f. From Section 7.D 1.e to permit a landscaped buffer varying in depth from zero (0) feet to approximately 43 inches on the westerly side of the property in lieu of the minimum 30 inch deep landscape buffer otherwise required.
 - g. From Section 7.D 3.a to allow the landscaped portion of the front yard in excess of 18 inches to be approximately 24.5% in lieu of the 60% otherwise required.
 - h. From Section 8.B 1.a.1 to allow a two wall signs on the buildings street frontage and two wall signs on each of the building's easterly and westerly facades (6 total signs) in lieu of the one sign otherwise permitted on each of the aforementioned frontage and facades.
3. Pursuant to Section 12.24 W.17 of the Municipal Code, a **Conditional Use** to allow a drive-through fast-food establishment in the C4-1VL Zone that is separated by an alley from residential use.

4. Pursuant to Section 12.27 of the Municipal Code, a **Variance** from Section 14.4.7 to permit information signs that exceed the maximum height above sidewalk grade and menu board information signs that also exceed the maximum area of 25 square feet per sign.
5. Pursuant to Section 11.5.7 C of the Municipal Code, **Project Permit Compliance** for the Ventura/Cahuenga Corridor Specific Plan.

Recommended Action:

1. **Approve the Specific Plan Exception** from the following requirements of the Ventural/Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052):
 - a. Section 7.A to permit a pedestrian entrance from the street to the building to cross a driveway, in lieu of the otherwise required pedestrian entrance with direct access from the sidewalk without crossing a parking lot or driveway.
 - b. Section 7.A 3.a to allow a driveway placed in front of the proposed building as is otherwise not permitted.
 - c. Section 7.A 3.a.2(ii) to permit a variable front yard depth of approximately 23 to 34 feet for approximately 24% of the length of the front lot line, in lieu of the maximum front yard depth of 20 feet for a minimum of 33% of the length of the front lot line.
 - d. Section 7.D 1.a to allow a project with approximately 14% parking lot landscape coverage of in lieu of the otherwise required 15% parking lot landscape coverage.
 - e. Section 7.D 1.c to permit a landscaped buffer varying in depth from zero (0) feet to approximately 4.67 feet on the easterly side of the property in lieu of the minimum 10 foot landscape buffer otherwise required.
 - f. Section 7.D 1.e to permit a landscaped buffer varying in depth from zero (0) feet to approximately 43 inches on the westerly side of the property in lieu of the minimum 30 inch deep landscape buffer otherwise required.
 - g. Section 7.D 3.a to allow the landscaped portion of the front yard in excess of 18 inches to be approximately 24.5% in lieu of the 60% otherwise required.
2. **Disapprove the Specific Plan Exception** from Section 8.B 1.a.1 to allow a two wall signs on the buildings street frontage and two wall signs on each of the building's easterly and westerly facades (6 total signs) in lieu of the one sign otherwise permitted on each of the aforementioned frontage and facades.
3. **Approve the Conditional Use** to allow a drive-through fast-food establishment in the C4-1VL Zone that is separated by an alley from residential use, with the attached Conditions of Approval.
4. **Approve the Variance** to permit information signs that exceed the maximum height above sidewalk grade and menu board information signs that also exceed the maximum area of 25 square feet per sign, all in the connection with the drive-thru lane, with the attached Conditions of Approval.
5. **Deny the Variance** request from Section 14.4.7 to permit two directional "Welcome" signs located above the building's eastern and southern entryways.
6. **Approve the Project Permit Compliance** with the Ventura-Cahuenga Boulevard Corridor, with the attached Conditions of Approval.
7. **Adopt** the Mitigated Negative Declaration No. ENV-2010-1687-MND.
8. **Adopt** the attached Findings.
9. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, 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: Franklin N. Quon (818) 374-5036

5. **ZA-2009-3059-CUW-1A**

CEQA: ENV-2009-3060-MND

Plan: Canoga Park-Winnetka-Woodland
Hills-West Hills

Council District: 2

Location: 7930 North Mason Avenue

Expiration Date: 7/16/11

Appeal Status: Not further appealable to City
Council

PUBLIC HEARING

Requested Actions:

AN APPEAL of the [Zoning Administrator's decision](#), pursuant to Los Angeles Municipal Code Sections 12.24-F and 12.24-W,49, for the approval of a Conditional Use Permit to allow the installation of a wireless telecommunications facility on top of a church building reaching a maximum height of 48 feet 4 inches in lieu of the height limitation of 33 feet in the (T)R1-1 Zone, **and an appeal of the Zoning Administrators decision to adopt the environmental clearance Mitigated Negative Declaration ENV-2009-3060-MND.**

APPLICANT: Adrienne Patnaud, T-Mobile West Corporation #(714) 553-5658
Representative: Erik Lilliedahl, Synergy Development Services, Inc.

APPELLANT: Frank and Bettie Blumer

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain the Zoning Administrator's decision** pursuant to Los Angeles Municipal Code Sections 12.24-F and 12.24-W,49, for the approval of a Conditional Use Permit to allow the installation of a wireless telecommunications facility reaching a maximum height of 48 feet 4 inches in lieu of the height limitation of 33 feet in the (T)R1-1 Zone, located on the top of a church building; **and sustain the Zoning Administrator's Decision to adopt the environmental clearance Mitigated Negative Declaration ENV-2009-3060-MND**

Staff: Maya E. 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, July 14, 2011**
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