

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 10, 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 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

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

Continued from 06/23/11

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-2009-2838 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-2009-2838, 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. **ZA-2010-3248-ELD-1A**

CEQA: ENV-2010-3249-MND

Plan: Van Nuys-North Sherman Oaks

Council District: 6

Location: 7327-7337 North Hazeltine Avenue

Expiration Date: 11/16/11

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Requested Actions:

AN APPEAL of the Zoning Administrator's approval of an Eldercare Unified Permit for a new 167-room (192-bed) eldercare facility in a four-story, 110252 square-foot, building, with a 102 subterranean parking spaces, on a 42,275 square-foot lot in the (T)R3-1, R3-1, [Q]RD1.5-1 and R1-1 Zones and the decision of the Zoning Administrator's Office to adopt the action of the lead agency in issuing the environmental clearance, Mitigated Negative Declaration ENV-2010-3249-MND.

APPLICANT: Tal Yona, 6054 Franklin, LLC

Representative: Jack Wu. Archiwest Design Group

APPELLANT: Cathy Novak

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision approval of an Eldercare Unified Permit for a new 167-room (192-bed) eldercare facility in a four-story, 110252 square-foot, building, with a 102 subterranean parking spaces, on a 42,275 square-foot lot in the (T)R3-1, R3-1, [Q]RD1.5-1 and R1-1 Zones and the decision of the Zoning Administrator's Office to adopt the action of the lead agency in issuing the environmental clearance, Mitigated Negative Declaration ENV-2010-3249-MND.

Staff: Jeff Pool (213) 473-9987

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, November 24, 2011** 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