

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 8, 2012, 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

Sheldred Alexander, 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. 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-2011-2447-ZC**

CEQA: ENV-2011-2448-MND

Plan: Van Nuys-North Sherman Oaks

Council District: 6

Location: 15435 Vanowen Street

Expiration Date: 3/10/12

Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED JANUARY 30, 2012

Proposed Project:

Construction of a 33-unit, multiple-residential building, that is three-stories over garage, with a maximum 45 feet in height, having a floor area of 33,261 square feet, and 60 parking spaces to be provided in a 16,602 square foot garage, on an approximate 22,539 square foot parcel of land.

APPLICANT: Ashot Mkrtychyan
Representative: Dan Miclea

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code. **Adopt** the Mitigated Negative Declaration (ENV-2011-2448-MND) for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from R1-1 (One-Family Zone) and R3-1 (Multiple Residential Zone) to (T)(Q)R3-1 (Multiple Residential Zone).

Recommended Actions:

1. **Adopt** the Mitigated Negative Declaration, ENV-2011-2447-MND.
2. Recommend that the City Council **Adopt** the Zone Change from R1-1 and R3-1 to (T)(Q)R3-1 for the entire subject property.
3. **Adopt** the attached Findings.

Staff: Jennifer Driver (818) 374-9916

4. **ZA-2011-1672-CUB-1A**
CEQA: ENV-2011-1673-MND

Plan: Van Nuys-North
Sherman Oaks

Council District: 2
Location: 12516 West Riverside Drive
Expiration Date: 3/24/12
Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

Requested Actions:

AN APPEAL of the Zoning Administrator's decision to approve a Conditional Use, pursuant to Section 12.24-W,1 of the Los Angeles Municipal Code, to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,345 square-foot restaurant in the C2-1 Zone; the appellant requests to modify Condition Nos. 9 (prohibition on exclusive use for private parties; to allow occasional private parties), 17 (prohibition of signs advertising availability of alcoholic beverages; to allow one sign), 20 (limitation on sale, service and consumption of alcoholic beverages between 12 noon and 12 midnight; to allow sale, service and consumption until 2 a.m.), 30 (prohibition of dancing; to permit incidental dancing), 31 (limited live entertainment not permitted after 1 a.m.; to permit limited live entertainment until 2 a.m.), and 37 (prohibition of karaoke, disc jockey, topless entertainment, or fashion shows; to permit a disc jockey).

APPLICANT: Joseph Khali, Time Out Café, Inc.
Representative: Joshua Kaplan

APPELLANT: Same as Applicant

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision in approving a Conditional Use, pursuant to Section 12.24-W,1 of the Los Angeles Municipal Code, upon 43 Conditions, to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,345 square-foot restaurant in the C2-1 Zone.
3. **Adopt** the findings of the Zoning Administrator.
4. **Adopt** the action of the lead agency in adopting Mitigated Negative Declaration ENV 2011-1673-MND as the environmental clearance.

Staff: Jim Tokunaga (213) 978-1372

5. **ZA-2011-2067-PAB-1A**
CEQA: ENV-2011-2068-CE

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

Council District: 2
Location: 11915 West Ventura Boulevard
Expiration Date: 4/10/12
Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

Requested Actions:

AN APPEAL of the Zoning Administrator's decision to approve, pursuant to the provisions of Section 12.24-L of the Los Angeles Municipal Code, a determination of deemed-to-be-approved conditional use status for the sale of a full line of alcoholic beverages in an existing restaurant and bar, and pursuant to the provisions of Section 12.24-M of the Code, to permit the expansion of the existing restaurant and bar with the addition of 370 square feet of outdoor patio space within the C2-1L Zone; and adoption of Categorical Exemption ENV 2011-2068-CE as the environmental clearance.

APPLICANT: Mario Guddemi, The Long Beach Group, LLC
Representative: David Carlat

APPELLANT: Alan Dymond, Studio City Residents Association
Representative: Barry Johnson

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision in approving, pursuant to the provisions of Section 12.24-L of the Los Angeles Municipal Code, a determination of deemed-to-be-approved conditional use status for the sale of a full line of alcoholic beverages in an existing restaurant and bar, and pursuant to the provisions of Section 12.24-M of the Code, to permit the expansion of the existing restaurant and bar with the addition of 370 square feet of outdoor patio space within the C2-1L Zone;
3. **Adopt** the findings of the Zoning Administrator; and
4. **Adopt** the action of the lead agency in adopting Categorical Exemption ENV 2011-2068-CE as the environmental clearance.

Staff: Jim Tokunaga (213) 978-1372

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, March 22, 2012**
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