

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 28, 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. 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. Minutes for the Meeting of May 24, 2012 and June 14, 2012

3. **ZA 2011-2970-CUB-1A**
CEQA: ENV-2011-2971-CE

Council District: 5

Expiration Date: 7/23/12

Appeal Status: Not further appealable to
City Council

Plan: Encino-Tarzana

PUBLIC HEARING

LOCATION: 17132 West Ventura Boulevard

AN APPEAL of various conditions imposed by Zoning Administrator in the decision to approve, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, a Conditional Use to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a Chili's restaurant in the (Q)C4-1VL, C2-1VL, and (Q)P-1VL Zone.

APPLICANT: Brinker Restaurant Corporation
Representative: Lawrence M. Adelman, Esq.
Law Offices of Lawrence M. Adelman

RECOMMENDATIONS:

1. **Adopt** the Mitigated Negative Declaration, ENV-2011-2447-MND.
2. **Sustain** the action of the Zoning Administrator in approving, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, a Conditional Use to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a Chili's restaurant in the (Q)C4-1VL, C2-1VL, and (Q)P-1VL Zone;
3. **Adopt** the Findings.
4. **Adopt** the recommendation of the lead agency in issuing Categorical Exemption No. ENV 2011-2971-CE as the environmental clearance for this action.

Staff: Fernando Tovar (213) 978-1303

4. **ZA-2011-2679-ELD-SPR-1A**
CEQA: ENV-2011-2680-MND

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

Council District: 3
Location: 6221 North Fallbrook Avenue
Expiration Date: 7/31/12
Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

AN APPEAL of the Zoning Administrator's decision to approve: 1) pursuant to the provisions of Section 14.3.1 of the Los Angeles Municipal Code, a Zoning Administrator's Determination granting the construction, use and maintenance of an Eldercare Facility with no less than 75 percent of the floor area, exclusive of common areas, consisting of Assisted Living Care housing; and 2) pursuant to the provisions of Section 16.05 of the Code, a Site Plan Review for the construction, use and maintenance of an Eldercare Facility containing approximately 50,289 square feet with no less than 75 percent of the floor area, exclusive of common areas, consisting of Assisted Living Care housing; and the recommendation of the lead agency by adopting Mitigated Negative Declaration ENV 2011-2680-MND as the environmental clearance for this action.

APPLICANT: Ken Barry, Community Multihousing, Inc.
Representative: Christopher Murray, Rosenheim & Associates

APPELLANTS: Mohammed Tat, Sossi and Jack Pomakian, Charles and Betty Salverson,
John Sundahl, Dawn Stead, Mark Dymond, Susan Hamersky, Kelly Del Valle,
Donna Schuele and Jack Sorkin
Representative: Donna Schuele

RECOMMENDATIONS:

1. **Deny** the appeal.

2. **Sustain** the action of the Zoning Administrator in approving: 1) pursuant to the provisions of Section 14.3.1 of the Los Angeles Municipal Code, a Zoning Administrator's Determination granting the construction, use and maintenance of an Eldercare Facility with no less than 75 percent of the floor area, exclusive of common areas, consisting of Assisted Living Care housing; and 2) pursuant to the provisions of Section 16.05 of the Code, a Site Plan Review for the construction, use and maintenance of an Eldercare Facility containing approximately 50,289 square feet with no less than 75 percent of the floor area, exclusive of common areas, consisting of Assisted Living Care housing;

3. **Adopt** the Findings; and

4. **Adopt** the recommendation of the lead agency in issuing Categorical Exemption No. ENV 2011-2680-MND as the environmental clearance for this action.

Staff: Fernando Tovar (213) 978-1303

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, July 12, 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