

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JANUARY 23, 2003, 4:30 P.M.
AIRTEL PLAZA HOTEL
7277 Valjean Avenue
Van Nuys, CA 91406**

Michael Mahdesian, President
Greta Hutton, Vice President
Michael Grobstein, Commissioner
Thomas Hudnut, Commissioner
David Iwata, Commissioner

Fely C. Pingol, Commission Executive Assistant
(213) 978-1295; 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 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 agenda items should submit them at least 10 days prior to the meeting at which the item is to be heard.

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.

AGENDAS are posted for public review in the Main Street lobby of City Hall, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/pln/index.htm>.

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 agenda item here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

The time in which a party may seek judicial review of this determination is governed by the California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City, pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision became final.

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. **DIR 2002-0176(DRB)(MSP)(SPP)-A1**

CEQA: ENV 2002-0177-CE
Plan: Bel-Air-Beverly Crest

Council District: 5
Location: 9154 Janice Place
Expiration Date: 01/23/03
Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL of the Director of Planning's Determination of Design Review and Project Permit Compliance Conditional Approval - Mulholland Scenic Parkway Specific Plan for the construction of an approximately 45-foot by 35-foot, irregularly-shaped addition to an existing, approximately 77-foot by 109-foot irregularly-shaped, cantilevered outdoor deck, extending a maximum of 36 feet above natural grade. The project is located in the Outer Corridor, on a downslope lot, and not visible from Mulholland Drive.

APPLICANT: Vicente Vasquez; Ebrahim Pourabrishamian (owner)

APPELLANT: Elliot Megdal; John Bowman (representative)

STAFF RECOMMENDS DENIAL OF APPEAL.
Dan O'Donnell (818) 756-9166

4. **APCSV 2002-4463(SPE)(ZV)(SPP)**

CEQA: Categorical Exemption
2002-4464-CE
Plan: Encino-Tarzana

Council District: 3
Location: 18452 Burbank Blvd.
Expiration Date: 01/26/03
Appeal Status: Further
appealable to City Council

PUBLIC HEARING COMPLETED DECEMBER 13, 2002

AN EXCEPTION, pursuant to Section 11.5.7 F of the Municipal Code, from the following Sections of the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052):

- a) Section 7.A.2(a) to permit a front yard of 92 feet 7 inches in lieu of 10 feet maximum;
- b) Section 7.A.2(c) to permit a rear yard of 0 feet in lieu of 15 feet required;
- c) Section 7.D.1(a) to permit a surface parking lot landscape area of 13.4% in lieu of

15% required;

- d) Section 7.D.3(a) to permit front yard landscape area of 22.2% (as filed) in lieu of 60% required;
- e) Section 7.F.1(a) to permit 3 parking spaces in lieu of 13 parking spaces required (during the construction of a new pet clinic);

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7 C of the Municipal Code, with the Ventura/Cahuenga Boulevard Corridor Specific Plan;

VARIANCE, pursuant to Section 12.27 of the Municipal Code, for the following:

- a) Section 12.14.A to permit the overnight boarding of animals requiring observation only, within the C2-1L zone; and
- b) Section 12.21.A.59(c) to permit 50% compact to 50% standard size parking spaces for less than 10 parking spaces required (verses the permitted 60% to 40% ratio)

For the construction of a 1,734 square foot veterinary pet clinic, one story and 22 feet 10 inches in height, with 10 on-site parking spaces. Once completed, the existing building of a 1,257 square foot will be demolished.

APPLICANT: Tarzana Pet Clinic

STAFF RECOMMENDS DISAPPROVAL OF REQUEST AS FILED.
Robert Z. Duenas (213) 978-1172

5. **APCSV 2000-4803(ZV)-A1**

CEQA ENV 2001-4804-MND
Plan: Reseda-West Van Nuys

Council District: 3
Location: 6830 Balboa Blvd..
Expiration Date: 02/19/03
Appeal Status: Variance grant further appealable to City Council

PUBLIC HEARING

AN APPEAL from the entire determination of an Associate Zoning Administrator's denial pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of variances from Sections 12.09-1-A, and 12.12.1-A of the Los Angeles Municipal Code to demolish an existing approximately 3,000 square-foot McDonald's restaurant and construct a new one-story 4,966 square-foot (including 1,400 square-foot play area) McDonald's restaurant partly in the RD2-1 and P-1VL Zones with drive-through and indoor play area; and a variance from Section 12.14-A,41 of the use provisions.

APPLICANT: McDonald's Corporation

APPELLANT: McDonald's Corporation

STAFF RECOMMENDS DENIAL OF APPEAL

R. Nicolas Brown (213) 978-1314

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 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, February 13, 2003**
at the Airtel Plaza Hotel
7277 Valjean Avenue
Van Nuys, CA 91406

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) 978-1295.