

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JULY 10, 2003, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

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:

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 532, Los Angeles, CA 90012, 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 agendized 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

C. Wireless Telecommunications Briefing by Daniel Green

3. **DIR 2002-5696(SPP)-A1**

CEQA: ENV 2002-5697-CE

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

Council District: 2

Location: 11480 Ventura Blvd.

Expiration Date: 05/01/03 Ext.

Appeal Status: Not further appealable
to City Council

***Continuance from 04/24/03
and 06/26/03 (meeting canceled due to lack
of a quorum)***

PUBLIC HEARING

AN APPEAL of the Director of Planning's determination of Project Permit Compliance Conditional Approval - Ventura/Cahuenga Boulevard Corridor Specific Plan for change of use of land to permit a used car sales and display area.

APPLICANT: Paul Parchin

APPELLANT: Arthur Howard
Studio City Residents Association

STAFF RECOMMENDS DENIAL OF APPEAL.
Daniel O'Donnell (818) 374-5066

4. **AA 2002-5226(PMLA)-A1**

CEQA: ENV 2002-5227-CE
Plan: Sherman Oaks-Studio City
Toluca Lake-Cahuenga Pass

Council District: 2
Location: 12752 Hortense Street
Expiration Date: 05/19/03 Ext.
Appeal Status: Further appealable
to City Council

***Continuance from 06/26/03
(Meeting canceled due to lack of a quorum)***

PUBLIC HEARING COMPLETED 04/24/03

AN APPEAL, of the Deputy Advisory Agency's conditions of approval to infrastructure improvements along Hortense Street and Goodland Avenue for a two lot subdivision of a parcel map for the Division of one .309 acre lot into two single-family parcels.

APPLICANT: Clairmont Investments Inc./Giovanni Calix

APPELLANT: Clairmont Investments Inc./Giovanni Calix

STAFF RECOMMENDS DENIAL OF APPEAL.
Emily Gabel-Luddy (213) 978-1327

5. **APCSV 2003-0283(ZC)**

CEQA: ENV 2002-0284-MND
Plan: Van Nuys - North Sherman Oaks

Council District: 6
Location: 15835 Wyandotte St.
15834 Leadwell St.
Expiration Date: 07/12/03
Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED 05/23/03

ZONE CHANGE pursuant to Section 12.32 of the Municipal Code, from R1-1 (One-Family Zone) to (T)(Q)RD3-1 (Restricted Density Multiple Dwelling Zone) for the construction of 5 detached condominium dwelling units, 2 story 27-feet high, with 10 on site parking spaces, including 2 guest spaces. Two proposed adjacent single family lots located at 15834 (Leadwell Street will provide a driveway easement for access to one of the condominium units.

Applicant: Tenure Development, Inc. Jack Avedikian

STAFF RECOMMENDS DISAPPROVAL OF REQUEST AS FILED.
Robert Z. Duenas (818) 374-5036

6. **APCSV 2002-5121(ZC)**

CEQA: ENV 2002-5122-MND
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 21355 Sherman Way
Expiration Date: 07/12/03
Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED 06/06/03

ZONE CHANGE pursuant to Section 12.32 of the Municipal Code, from MR1-1-1VL (Restricted Industrial Zone) to M1-1VL (Light Industrial Zone) for the construction of 3 commercial buildings composed of a 4,400 square foot drive-thru fast-food restaurant, a 1,500 square foot drive-thru coffee shop, and a 5,250 square foot retail building, with 80 parking spaces. All proposed buildings are 1 story and 25-28 feet in height.

Applicant: Farajollah Delijani, Sterling Real Estate Group, LLC.

STAFF RECOMMENDS DISAPPROVAL OF REQUEST AS FILED.
Robert Z. Duenas (818) 374-5036

7. **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, July 24, 2003**
at the **Marvin Braude Constituent Center**
6262 Van Nuys Boulevard, First Floor
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) 978-1295.