

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, SEPTEMBER 11, 2003, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

*****CORRECTED COPY*****

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 NOS. 6:

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 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 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>.

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. **APCSV 2001-5163(SPE)(SPP)**

CEQA: ENV 2001-5885-MND

Plan: Encino-Tarzana

Council District: 3

Location: 18648 Clark Street

Expiration Date: 03/31/03 (Ext.)

Appeal Status: Further appealable
to City Council

Continuance from 05/08/03 and 06/12/03

PUBLIC HEARING COMPLETED MAY 03, 2002

SPECIFIC PLAN EXCEPTIONS, 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.D.1 to permit a 5 percent landscaped surface parking area in lieu of the required 15 percent landscaped parking area;
- b) Section 7.F.1 to permit 69 parking spaces (31 on-site and 38 off-site spaces by lease agreement and covenant) in lieu of the 150 parking spaces required.

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7.C of the Municipal Code, with the Ventura-Cahuenga Boulevard Corridor Specific Plan for the conversion of an existing 7,630 square foot, one story, 13.5 feet in height commercial building into a religious institution with 31 on-site parking spaces and 38 off-site parking spaces.

APPLICANT: Temple Beith David

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

4. **APCSV 2003-2354(ZC)(BL)**

CEQA: ENV 2003-2355-MND
Plan: Reseda-West Van Nuys

Council District: 3
Location: 18358 West Saticoy St.
Expiration Date: 09/13/03
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED 08/01/03

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from R1-1 to R3-1; and

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Municipal Code, of a 20-foot building line on the south side of Saticoy Street for the construction of a 4-unit condominium building, approximately 42-feet high with 10 parking spaces..

Applicant: Robert Reeza***

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

5. **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 (Ext.)
Appeal Status: Further appealable to City Council

Continuance from 07/10/03

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

6. **ZA 2003-1663(ZV)-A1**

CEQA: ENV 2003-1664-CE
Plan: Sherman Oaks-Studio City-Toluca
Lake-Cahuenga Pass

Council District: 5
Location: 14948 West Dickens St.
Expiration Date: 09/02/03 (Ext.)
Appeal Status: Variance grant
further appealable to City Council

PUBLIC HEARING

AN APPEAL, of conditions, elements or parts of an Associate Zoning Administrator's approval pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, of variance from Section 12.09.1-B,1, of the Code to permit the continued use and maintenance of 4 parking spaces for a 12-unit residential building in the RD1.5-1 Zone with parking located within the 15-foot front yard setback area; and from Section 12.21-A,1 of the Code to permit vehicles to back into a public street; and from Section 12.21-C,1(g) of the Code to permit the front yard paving to exceed 50%.

APPLICANT: Midan Property Management

APPELLANT: Dolores Tukich

STAFF RECOMMENDS DENIAL OF APPEAL
Jon Perica (213) 978 -1306

7. **ZA 2003-0666(CUB)-A1**

CEQA: ENV 2003-0667-MND
Plan: Van Nuys-North Sherman Oaks

Council District: 6
Location: 7429-37 Van Nuys Blvd.
Expiration Date: 09/15/03
Appeal Status: Not further
appealable to City Council

PUBLIC HEARING

AN APPEAL, from the entire determination of an Associate Zoning Administrator's denial pursuant to Los Angeles Municipal Code Section 12.24-W,1, of a Conditional Use Permit to allow the sale and dispensing of beer and wine only for off-site consumption , in conjunction with an existing 9,680 square-foot supermarket.

APPLICANT: Jose Beher

APPELLANT: Jose Beher

STAFF RECOMMENDS DENIAL OF APPEAL
Jon Perica (213) 978 -1306

8. **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, September 25, 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.