

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, OCTOBER 09, 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.:

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 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 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

3. APCSV 2003-3860(ZC)(ZAA)

CEQA: ENV 2003-3175-MND

Plan: North Hollywood-Valley Village
Community Plan

Council District: 2

Location: 6901 Laurel Canyon Blvd.

Expiration Date: 10/11/03

Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED AUGUST 29, 2003

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); **and**

ZONING ADMINISTRATOR'S ADJUSTMENT from the following:

- A. Section 12.21 C 2(a) to permit a variable 5 to 8 foot passageway between buildings in lieu of the minimum 10 feet required;
- B. Section 12.09.1 B 1 to permit a 10 foot front yard at Unit Nos. 1 and 11 in lieu of the minimum 15 feet required; **and**
- C. Section 12.09.1 B 3 to permit a 6 foot rear yard at Unit No. 6 in lieu of the minimum 15 feet required.

For the construction of 27 detached condominium dwelling units, 2 stories (35-feet high) with 67 on site parking spaces, including 13 guest spaces. Access to the condominium project will be provided from Vantage Avenue.

Applicant: Warren E. Soethout

STAFF RECOMMENDS APPROVAL.
Lynda J. Smith (213) 978-1170

4. **PARCEL MAP NO. AA 2002-6859(PMLA)**

CEQA: ENV 2002-6860-MND
Plan: Canoga Park-West Hills
Winnetka-Woodland Hills

Council District: 3
Location: 20405 W. Runnymede St
Expiration Date:
Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED ON JULY 17, 2003

AN APPEAL, from the entire decision by the Advisory Agency in approving Parcel Map No. 2003-6859 for a two lot single family subdivision in lieu of the three lot single family subdivision with a private street and turn out as originally requested.

APPLICANT: Susan R. Legaspi

APPELLANT: Susan R. Legaspi

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

5. **APCSV 2003-3388(BL)**

CEQA: ENV 2003-3389-CE
Plan: Sherman Oaks-Studio City
Toluca Lake-Cahuenga Pass
Council District: 2
Location: 12217-12221 Moorpark St.
Expiration Date: 09/11/03 ext.
Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED AUGUST 08, 2003

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Municipal Code, to remove the 20-foot building line along Moorpark Street.

APPLICANT: Harvey and Beverly Depauw

STAFF RECOMMENDS APPROVAL.
Robert Duenas (818) 374-5036

6. **APCSV 2003-0240(SPE)(CU)(ZV)(SPP)**

CEQA: ENV 2003-0241-MND

Plan: North Hollywood

Council District: 2

Location: 4647 N. Laurel Canyon Blvd.

Expiration Date: 11/10/03

Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED AUGUST 29, 2003

SPECIFIC PLAN EXCEPTION, pursuant to Section 11.5.7 F of the Municipal Code, from Section 5 of the Valley Village Specific Plan (Ordinance No. 168,613) to permit a use (automobile laundry or wash rack) which does not comply with the use limitations of the C4 zone;

CONDITIONAL USE, pursuant to Section 12.24, for the following:

- A. Pursuant to Section 12.24 W 27 of the Municipal Code, a Mini Shopping Center Development approval for uses which do not comply with the following requirements and conditions enumerated in Section 12.22 A 23:
 - 1. Section 12.22 A 23(a)(1)(iii) to allow an automobile laundry or wash rack which is otherwise not permitted;
 - 2. Section 12.22 A 23(a)(8) to allow the exterior walls (including doors) which face streets to consist of glazing of approximately 23 percent of its length and 9.5 percent of its area, in lieu of the minimum 50 percent transparency required;

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

- A. Pursuant to Section 12.21.1 A of the Municipal Code, to allow automobile laundry activities, including vacuuming, drying, waxing, and polishing within the P (Parking) Zone, which otherwise is not permitted;
- B. Section 12.14 A 9 of the Municipal Code, to allow an approximately 70-foot separation between the carwash opening and the adjoining residential property in lieu of the maximum 100 feet required; and

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7 C of the Municipal Code, with the Valley Village Specific Plan.

For the construction of a 1-story hand carwash, within a building containing approximately 5,300 square feet and having a maximum height of 24 feet, with an ancillary convenience store, and having 8 parking spaces.

APPLICANT: Larisa Davidov, American Dream Home Loans

STAFF RECOMMENDS DISAPPROVAL OF PROJECT AS FILED.

Robert 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, October 23, 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.