

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, OCTOBER 23, 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 NOS. 4, 5, AND 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 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

CONSENT ITEM 3

Consent items are deemed to be routine and non-controversial. They will be acted upon by the Commission at one time without discussion. However, if a Commissioner requests discussion on one of these, it will be considered after the balance of the consent items have been voted upon.

BEGIN CONSENT

3. **APCSV 2003-1241(ZC)(ZAD)**

(Related Case: Tentative Tract No. 54252)

CEQA: ENV 2003-1242-MND
Plan: Reseda - Van Nuys

Council District: 3
Location: 18300 Strathern Street
Expiration Date: N/A
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED JUNE 26, 2003

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 to (T)(Q)R1-1; **and**

ZONING ADMINISTRATOR'S DETERMINATION pursuant to Section 12.24-X 7 to construct a 7' to 9'-foot block wall in the front yard of Lots 1 and 7 in lieu of the permitted 3 ½ foot, and to construct a 6-foot wall in the side yard of Lots 2 and 6 in lieu of the permitted 3 ½ foot in the R1 Zone.

For the proposed subdivision for a maximum of a new 7-lot single family residential development on a 0.9 net acre site.

Applicant: Sienna Residential, LLC

STAFF RECOMMENDS APPROVAL.
David Kuntzman (213) 978-1326

END CONSENT

4. **ZA 2003-2522(CUB)-A1, A2, A3**

CEQA: ENV 2003-2523-MND
Plan: North Hollywood-Valley Village

Council District: 2
Location: 12521-12527 West
Oxnard Street
Expiration Date: 11/16/03
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

THREE APPEALS, from the entire determination of an Associate Zoning Administrator's approval pursuant to Los Angeles Municipal Code Section 12,24-W, of a Conditional Use Permit authorizing the sale and dispensing of a full-line of alcoholic beverages for off-site consumption in conjunction with a proposed 9,150 square-foot full service market.

APPLICANT: Stephan Shishikyan/Zeytun Market

APPELLANTS A1 - Alan O'Hara
 A2 - Dina Allen
 A3 - Han Young Chung

STAFF RECOMMENDS DENIAL OF APPEAL.
R. Nicolas Brown (213) 978-1314

5. **DIR 2003-3261(SPP)-A1**

CEQA: ENV 2003-3262-CE
Plan: Encino-Tarzana

Council District: 5
Location: 17701 Ventura Blvd.
Expiration Date: 11/13/03
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, of the Director of Planning's Determination of Project Permit Compliance Conditional Approval - Ventura-Cahuenga Boulevard Corridor Specific Plan for the Change-of-Use from retail to restaurant for a 1,600 square-foot portion of an existing commercial retail building, remodel of the exterior facade, and to permit the required parking to be located off-site.

APPLICANT/APPELLANT Joseph Geoula, Applicant
 The L.R. Newbold Revocable Trust, Marilyn Fetheroff,
 Trustee, Appellant

STAFF RECOMMENDS GRANTING OF APPEAL.

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

Continuance from 07/10/03 & 09/11/03

PUBLIC HEARING

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from MR1-1VL (Restricted Industrial Zone) to M1-1VL (Light Industrial Zone) for the construction of a retail/restaurant development consisting of up to 21,470 square-feet, two story, not to exceed 40-feet. The proposed use will consist of no more than three buildings with up to two drive-thru windows. Parking shall be based on the final uses within the project. Restaurant uses shall not exceed 10,000 square-feet of the total floor area.

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

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

7. **APCSV 2003-3279(SPE)(SPPA)(SPP)**

CEQA No. BE 149-02-ND
Plan: Canoga Park-Woodland Hills-
Winnetka-West Hills

Council District: 3
Location: 21050 W. Burbank Blvd.
Expiration Date: 10/29/03
Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED SEPTEMBER 19, 2003

SPECIFIC PLAN EXCEPTIONS, pursuant to Section 11.5.7 F of the Municipal Code, from the following Sections of the Warner Center Specific Plan (Ordinance No. 174,884):

- a) Section 10 F 4 to permit 2 parking spaces within the required landscape setback which is otherwise not permitted;
- b) Section 10 G 1 to permit 30 percent planted areas for open spaces in lieu of the minimum 50 percent of the landscape required for open spaces;
- c) Section 10 G 2 to permit 20 percent landscape materials within the required front yard setback area in lieu of the minimum 70 percent required;
- d) Section 10 G 5(a)(1) to permit no trees in the parking area along the southerly and westerly property lines;

PROJECT PERMIT ADJUSTMENT, pursuant to Section 11.5.7 E of the Municipal Code, from Section 10 F 2 to permit a Landscape Setback having a depth of 37 feet in lieu of a minimum 40 feet required; **and**

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

For the construction of a new 24,933 square foot fire and paramedic station, composed of a station building (two-stories, 39-feet in height) and a storage and apparatus building (one-story, approximately 20 feet in height), with a total of 38 parking spaces, in the (WC)C/1-45/1.0 zone.

APPLICANT: Los Angeles Fire Department, Battalion Chief John H. Ducs

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

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, November 13, 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.