

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, NOVEMBER 13, 2003, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Michael Mahdesian, President
Nate Brogin, Commissioner
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 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, 06/12/03,
and 09/11/03***

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 2003-1903(SPE)(CU)(SPP)**

CEQA: ENV 2003-1904-MND

Plan: Canoga Park-Woodland Hills-
Winnetka-West Hills

Council District: 3

Location: 22846 W. Ventura Blvd.

Expiration Date: 11/13/03

Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED SEPTEMBER 05, 2003

CONDITIONAL USE, pursuant to Section 12.24 W 24 of the Municipal Code, to permit a hotel located within 500 feet of an R (Residential) zone;

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 A 3(a)(2) to permit a variable front yard having a minimum depth of 18 inches and a maximum of 50 feet in lieu of a 20 foot maximum depth for at least 33 percent of the length of the front lot line;
- b. Section 7 A 3(b) to permit variable side yards having a minimum width of 18 inches and a maximum of 28 feet, 11 inches in lieu of the minimum width of 6 feet required for a 3-story residential building;
- c. Section 7 F to permit 39 parking spaces in lieu of the minimum 53 spaces required; and
- d. Section 7 A to permit access into the building from a driveway in lieu of direct access into the building from the sidewalk;
- e. Section 7 A 3(a) to permit parking spaces and driveways to be located in front of the building in lieu of locating the parking spaces and driveways at the rear of the building; **and**
- f. Section 7 D 3(a) to permit 10 percent of the front yard to be landscaped in lieu of the required 60 percent of the front yard being landscaped.

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

For the construction of a 48-room hotel with basement parking, 24,228 square feet, 3-story, (45 feet in height), with 39 on-site parking spaces, in the C4-1VL-D Zone.

Applicant: Alajajian Architect, Inc.

STAFF RECOMMENDS DISAPPROVAL OF REQUEST AS FILED.

Robert Z. Duenas (818) 374-5036

5 **APCSV 2003-3468(SPE)**

CEQA: ENV 2003-3469-CE
Plan: Bel-Air-Beverly Crest

Council District: 5
Location: 8426 W. Skyline Drive
Expiration Date: 11/16/03
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED SEPTEMBER 26, 2003

EXCEPTION, pursuant to Section 11.5.7 of the Municipal Code, from Section 6 B (Outer Corridor Regulations - Environmental Protection Measures), as related to Section 5.B.1.b (Inner Corridor Regulations - Environmental Protection - Prominent Ridgers) of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943) to permit construction on top of a prominent ridge, which is otherwise prohibited, for the addition of 575 square feet to an existing two-story (approximately 27 feet high), single family residence with an attached garage, and remodel an existing driveway, on an 8.05 net acre parcel.

APPLICANT: Jose Nazar

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

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, November 20, 2003***
at the **Sherman Oaks Women's Club (Change of Location)**
4808 Kester Avenue
Van Nuys, CA 91423

****Third Thursday due to Thanksgiving Holiday***

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.