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GREATER VALLEY GLEN COUNCIL

www.GreatervalleyglenCouncil.org

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13659 Victory Blvd., #136
Valley Glen, CA 91401

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**GREATER VALLEY GLEN COUNCIL
SPECIAL MEETING AGENDA- ADDENDUM**

Monday, July 23, 2007, 7:00 PM

Los Angeles Valley College, Cafeteria Conference Room
5800 Fulton Avenue
Valley Glen, CA 91401

2. Presentation and review of proposed mixed-use development at 13103-13225 W. Victory Boulevard. Demolition of 72 apartment units (demolished Jan. 2007) and the construction of a mixed-use project on two master lots, approximately 115,832 net square feet, consisting of two buildings (Building A – 4 levels of residential over 1 level of commercial; Building B – 3 levels of residential over 2 levels of commercial), 5-stories (75 feet), of approximately 113,550 square feet of office, retail and restaurant uses, and 182,660 gross square feet of residential uses for the construction of 124 condominium units. A total of 890 subterranean parking spaces (279 residential; 611 commercial) will be provided for the entire development. Applicant: Dasher Lawless, Inc. Public Hearing, Monday, July 30, 2007, 11:00 a.m., Braude Center, 6262 Van Nuys Blvd., First Floor Conference Room.
Report and recommendation by Planning & Land Use Committee -Possible Motion(s)

ADDENDUM - Request on Public Hearing Notice for proposed development above:

1. Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** (Periodic Plan Review for Window No. 167, Geographic Area 4) to the Van Nuys-North Sherman Oaks Community Plan from Medium Density Residential to Community Commercial;
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from (Q) R3-1XL (Multiple Dwelling Zone) to RAS3-1L (Residential/Accessory Services Zone);
3. Pursuant to Section 12.32 of the Municipal Code, a **Height District Change** from Height District 1XL (maximum three stories for 45 feet) to Height District 1L (maximum six stories or 75 feet)
4. Pursuant to Section 12.32 R of the Municipal Code, a **Building Line Removal** of a 15-foot building line on the north side of Victory Boulevard established by Ordinance 97446;
5. Pursuant to Section 12.27 of the Municipal Code, a **Zone Variance** to permit commercial uses on the second floor in the RAS3-1L Zone and allow the **Early Start Construction** prior to final approval of the Plan Amendment, Zone Change, Building Line Repeal, and Height District Change;
6. Pursuant to Section 12.27 of the Municipal Code, a **Zone Variance** to permit on-site consumption of alcoholic beverages in restaurants in the commercial portion of the RAS3 Zone;
7. Pursuant to Section 12.27 of the Municipal Code, a **Zone Variance** to permit 53 residential units on the parcel westerly of Atoll Avenue in lieu of 45 units (the overall density will not be increased on the subject site and the easterly parcel will have less than permitted density), and allow the **Early Start Construction** prior to final approval of the Plan Amendment, Zone Change, Building Line Repeal, and Height District Change; and
8. Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** for projects which result in an increase of 50 or more dwelling units and a development which results in an increase of 50,000 gross square feet or more of nonresidential floor area.