

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING - AGENDA
THURSDAY, MARCH 23, 2017, AFTER 4:30 P.M.
VAN NUYS CITY HALL, COUNCIL CHAMBERS
14410 SYLVAN STREET, 2ND FLOOR
VAN NUYS, CA 91401**

Steve Cochran, President
Lydia Drew Mather, Vice President
Rebecca Beatty, Commissioner
Raymond J. Bishop, Commissioner
Mark Dierking, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

Renee Glasco, Commission Executive Assistant I
(213) 978-1300

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(S):

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 on 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. Note: Materials received after the mailing deadline will be placed in the official case file.

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

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 N. Main Street, Los Angeles, California, and are accessible online at planning.lacity.org.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this public hearing, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

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

1. **DEPARTMENTAL REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

3. **NEIGHBORHOOD COUNCIL**

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

4. **[ZA-2011-2679-ELD-SPR-1A](#)**

CEQA: ENV-2011-2680-MND

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

Council District: 3 - Blumenfield

Last Day to Act: 04-11-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 6221 North Fallbrook Avenue

PROPOSED PROJECT:

Eldercare Facility consisting of assisted Living Care Housing and Site Plan Review for the construction, use and maintenance of 50 guest rooms with approximately 33,500 square feet that is less than 75 percent of the floor area.

APPEAL:

An appeal of the Zoning Administrator's Determination to approve an Eldercare Facility Unified Permit, pursuant to Los Angeles Municipal Code Section 14.31, granting the construction, use and maintenance of an Eldercare Facility with no less than 75-percent of the floor area, exclusive of common areas, consisting of Assisted Living Care Housing and approving Site Plan Review for the construction, use and maintenance of an Eldercare Facility containing 50 guest rooms and the appeal of the adoption of Mitigated Negative Declaration No. ENV-2011-2680-MND for the project pursuant to CEQA Guidelines Section 15074(b), and adoption of related Mitigation Monitoring Program pursuant to CEQA Guidelines Section 15074(d).

Applicant: Ken Barry, Community Multihousing, Inc.
Representative: Brad Rosenheim

Appellant: Chris Moser

Staff: Henry Chu, Associate Zoning Administrator
henry.chu@lacity.org
(213) 978-1225

5. [APCSV-2016-1520-ZC](#)

CEQA: ENV-2016-1521-MND
Plan Area: Reseda-West Van Nuys

Council District: 3 - Blumenfield
Last Day to Act: 04-10-17

PUBLIC HEARING - Completed January 6, 2017

PROJECT SITE: 7222 North Amigo Avenue

PROPOSED PROJECT:

Approval of a zone change from [Q]R2-2D-CDO TO R3-2D-CDO to demolition of an existing single-family dwelling and the construction, use and maintenance of a new 5-unit apartment building, comprised of two levels of residential uses over one level of at-grade garage parking, with a maximum height of 36-feet, located on one lot measuring approximately 8,000 square-feet. 11 automobile parking spaces will be provided.

REQUESTED ACTION:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration No. ENV-2016-1521-MND, all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Los Angeles Municipal Code Section 12.32 F, a Zone Change from [Q]R2-2D-CDO (Multi-Family Dwelling) to R3-2D-CDO (Multi-Family Dwelling).

Applicant: Gary Pietruszka, GP Real Estate Investment LLC
Representative: Sean Nguyen, EZ Permits LLC

Staff: William Hughen, Planning Assistant
william.hughen@lacity.org
(818) 374-5049

6. [ZA-2013-26-ZV-1A](#)

CEQA: ENV-2013-27-MND
Plan Area: Canoga Park-Winnetka-Woodland
Hills-West Hills

Council District: 3 - Blumenfield
Last Day to Act: 04-17-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 7609-7635 North Deering Avenue and 21339 Saticoy Street

PROPOSED PROJECT:

Maintenance of existing wall and roof signs, and a change of use from storage and paint shop to retail.

APPEAL:

Pursuant to Los Angeles Municipal Code Section 12.27.L, an appeal of the Zoning Administrator's determination to deny a variance for the maintenance of existing wall and roof signs totaling approximately 1,972 square-feet in area in lieu of the maximum sign area allowed, and located on a wall facing and within 5-feet of an interior lot line; an appeal of conditions of approval imposed by the Zoning Administrator in approving a variance, pursuant to Los Angeles Municipal Code Section 12.17.5B, for a change of use from storage and paint shop to a 5,480 square-foot automotive repair; and to permit 16 on-site automobile parking spaces and 16 bicycle parking spaces in lieu of the approximately 40 parking spaces otherwise

required, pursuant to Los Angeles Municipal Code Section 12.21A.4(x).

On January 17, 2017, the Zoning Administration adopted Mitigated Negative Declaration (ENV-2013-27-MND) for the project, on the basis of the whole administrative record, all comments received, imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration, and found that there is no substantial evidence that the project will have a significant effect of the environment and that the Mitigated Negative Declaration reflects the independent judgement and analysis of the City.

Pursuant to CEQA Guidelines Section 15074(b), the South Valley Area Planning Commission may consider, based on the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2013-27-MND (Mitigated Negative Declaration), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

Applicant: Steven Bostanian, Grand American Tires
Representative: Athena Novak, AHN & Associates

Appellant: Same as above

Staff: Maya Zaitzevsky, Associate Zoning Administrator
maya.zaitzevsky@lacity.org
(818) 374-5069

7. [DIR-2016-3914-SPP-1A](#)
CEQA: ENV-2016-3915-CE
Plan Area: Sherman Oaks-Studio City-Toluca Lake
Cahuenga Pass

Council District: 4- Ryu
Last Day to Act: 04-03-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 14416-14418 ½ Ventura Boulevard

PROPOSED PROJECT:

Addition of 346 square-feet to an existing one-story commercial building, for a total of 2,420 square-feet; and a change of use from deli and trade school to retail. New parking lot configuration that includes bicycle parking, on a 4,802 square-foot lot, and off-site parking.

APPEAL:

An appeal of the Planning Director's Determination to approve with conditions a Project Permit Compliance for the addition to a commercial building and change of use from deli and trade school to retail for a single tenant, pursuant to Section 11.5.7.C.6 of to Los Angeles Municipal Code; and an appeal of the Categorical Exemption pursuant to Article III, Class 1, Category 5 for the project.

Applicant: California Car Hikers Service and Ventura Property Partners, LLC

Appellant: Robert Rose, Sherman Oaks United Methodist Church an aggrieve party

Staff: David Pena, Planning Assistant
david.pena@lacity.org
818-374-5061

8. **PUBLIC COMMENT PERIOD**

The South Valley Area Planning Commission shall provide an opportunity in open meetings for the public to address on items of interest to the public that are within the subject matter jurisdiction of the South Valley 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 at the discretion of the Commission President.

The next regular meeting of the South Valley Area Planning Commission
will be held at **4:30 p.m. on Thursday, APRIL 27, 2017** at

**VAN NUYS CITY HALL, COUNCIL CHAMBERS
14410 SYLVAN STREET, 2ND 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. Language interpreters, 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 (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCSVALLEY@lacity.org.