

## COMMISSION MEETING AUDIO

**SOUTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, NOVEMBER 8, 2018, AFTER 4:30 P.M.  
MARVIN BRAUDE SAN FERNANDO VALLEY CONSTITUENT SERVICE CENTER  
6262 VAN NUYS BOULEVARD, FIRST FLOOR  
VAN NUYS, CA 91401  
CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING**

**TO REQUEST A COPY ON COMPACT DISC,  
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-  
1255**

1. **[DEPARTMENTAL REPORT AND COMMISSION BUSINESS](#)**

- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – August 9, 2018; October 25, 2018

2. **[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.

3. **[GENERAL PUBLIC COMMENT](#)**

The Commission shall provide an opportunity in open meetings for the public to address **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission. This requirement is in addition to any other hearing required or imposed by law. Persons wishing to speak during Public Comment must complete and submit a speaker's request form to the Executive Assistant prior to the commencement of the Public Comment period.

Individual testimony within the public comment period shall be limited up to five (5) minutes per person and up to ten (10) minutes per subject.

4. **[RECONSIDERATIONS](#)**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.

- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. [DIR-2017-2685-SPP-1A](#)

CEQA: ENV-2018-2686-MND

Plan Area: North Hollywood – Valley Village

Council District: 2 - Krekorian

Last Day to Act: 11-21-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 5150 North Beeman Avenue

**PROPOSED PROJECT:**

Construction of a new 3,935 square-foot, two-story dwelling with a 361 square-foot garage and 199 square-foot recreation room on an 8,755 square-foot lot.

**APPEAL:**

Partial appeal of the August 22, 2018, Planning Director's determination, with respect to Conditions of Approval Nos. 1, 2, 3, 10, 11, and 12, to:

1. Adopt the Mitigated Negative Declaration pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, No. ENV-2018-2686-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration, and find that the Mitigated Negative Declaration reflects the independent judgment and analysis of the City and that there is no substantial evidence that the project will have a significant effect on the environment; and
2. Approve with Conditions, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code and Section 3 of the Valley Village Specific Plan, a Project Permit Compliance Review for the Project.

**Applicant:** 5150 Beeman Ave LLC

**Appellant:** Glenn R. Gatien

**Staff:** Sarah Hounsell, City Planner  
[sarah.hounsell@lacity.org](mailto:sarah.hounsell@lacity.org)  
(818) 974-9917

6. [DIR-2018-2616-SPP-1A](#)

CEQA: ENV-2018-2617-CE

Plan Area: North Hollywood – Valley Village

Council District: 2 - Krekorian

Last Day to Act: 11-21-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 11752 West Kling Street

**PROPOSED PROJECT:**

Addition of 1,305 square-feet and remodeling to an existing 800 square-foot single-family dwelling with a 389 square-foot garage. The project also includes the enclosure of the existing carport to create a two car garage, on a 7,950 square-foot lot

**APPEAL:**

Appeal of the August 28, 2018, Planning Director's determination to:

1. Determine, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, and Article III, Section 1, and Class 3 and Category 1 of the City of Los Angeles CEQA Guidelines, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies; and
2. Approve with Conditions, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code and Section 3 of the Valley Village Specific Plan, a Project Permit Compliance Review for the Project.

**Applicant:** William Zegarra, WIN Investments, LLC

**Appellant:** Wayne Miller, Finish Line Rental Properties

**Staff:** Sarah Hounsell, City Planner  
[sarah.hounsell@lacity.org](mailto:sarah.hounsell@lacity.org)  
(818) 974-9917

The next regular meeting of the South Valley Los Angeles Area Planning Commission will be held at **4:30 p.m.** on **Thursday, December 13, 2018** at

Marvin Braude San Fernando Valley Constituent Service Center  
6262 Van Nuys Boulevard  
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 [apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org).