

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

**SOUTH VALLEY AREA PLANNING COMMISSION
THURSDAY, JULY 23, 2009, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Matt Epstein, President
Gordon Murley, Vice President
George Andros, Commissioner
Steve Cochran, Commissioner
Vacant, Commissioner

Fely C. Pingol, Commission Executive Assistant
(213) 978-1300; 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. 3 AND 4:

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 agenda items should submit them to the Commission Office, 200 North Spring Street, Room 272, 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 agenda item here, 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 - 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
- C. Approval of Minutes of March 12, 2009 and June 11, 2009 Meetings

3. **APCSV-2008-1588-ZC**

Related Case: VTT-67969-SL

CEQA: ENV-2008-0067-MND
Plan: Reseda-West Van Nuys

Council District: 3
Location: 19420 Wyandotte Street
Expiration Date: 07/23/09
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED JULY 23, 2009

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), to the entire site from RA-1 (Very Low 1) to (T)(Q)RD1.5-1 (Low Residential II) and **adoption**, pursuant to the California Environmental Quality Act (CEQA), of Mitigated Negative Declaration ENV-2008-0067-MND as the environmental clearance for the project.

APPLICANT: Greg Jones
Robert Fedor, Representative

PROJECT: The demolition of an existing single-family dwelling with a detached garage and the construction of a seven lot, single family, small lot subdivision on a net 22,664 square-foot (0.27 acres) lot, with 16 on-site parking spaces.

STAFF RECOMMENDS: **Approve** and **recommend** that the City Council **adopt** a Zone Change from RA-1 (Very Low I) to (T)(Q)RD1.5-1 (Low Medium II Residential), subject to the attached conditions of approval; **adopt** Mitigated Declaration No. ENV-2007-0067-MND as the environmental clearance for the project pursuant to CEQA, as recommended by City Staff; **adopt** findings; and **advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project, and that the City may require any necessary fees to cover the cost of such monitoring.

Staff: Daniel O'Donnell (818) 374-5066

4. [APCSV-2007-5628-ZC](#)

Related Case: VTT-70058-SL

CEQA: ENV-2007-5378-MND
Plan: Reseda-West Van Nuys

Council District: 6
Location: 17236 W. Roscoe Blvd.
Expiration Date: 08/15/09
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED FEBRUARY 5, 2009

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), to the entire site from RA-1 (Low Residential & Low Medium 1 Residential) to (T)(Q)RD3-1 (Low Medium 1 Residential) and (T)(Q)RD5-1 (Low Residential); and **adoption**, pursuant to the California Environmental Quality Act (CEQA), of Mitigated Negative Declaration No. ENV-2007-5378-MND as the environmental clearance for the project.

APPLICANT: Uzi Levy
Hank Krastman, Representative

PROJECT: The demolition of an existing single-family dwelling with a detached garage and the construction of a six lot, single family, small lot subdivision on a net 24,161 square-foot (0.55 acres) lot, with 12 on-site parking spaces.

STAFF RECOMMENDS: **Approve** and **recommend** that the City Council **adopt** a Zone Change from RA-1 (Low Residential & Low Medium 1 Residential) to (T)(Q)RD3-1 (Low Medium 1 Residential), and (T)(Q)RD5-1 (Low Residential), subject to the attached conditions of approval; **adopt** Mitigated Declaration No. ENV-2007-5378-MND as the environmental clearance for the project pursuant to CEQA, as recommended by City Staff; **adopt** findings; and **advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project, and that the City may require any necessary fees to cover the cost of such monitoring.

Staff: Daniel O'Donnell (818) 374-5066

5. **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, August 13, 2009**
at the **Marvin Braude Constituent Service Center**
6262 Van Nuys Blvd., 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) 978-1300 or by e-mail at APCSouthValley@lacity.org