

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, July 23, 2009
Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard, First Floor Meeting Room
Van Nuys, California 91401

MINUTES OF SOUTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President Matt Epstein at 4:35 p.m.

Commissioners present: George Andros, Gordon Murley

Commissioner absent: Steve Cochran

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar

Commission President Matt Epstein indicated he will not be available on August 13, 2009 meeting.

B. Commission Requests

None

C. Approval of Minutes of March 12, 2009 and June 11, 2009 Meetings

Minutes of March 12 and June 11, 2009 meetings were unanimously approved.

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

Staff made a brief presentation of the case; answered questions of the Commission.

The President opened the public comment.

Applicant's representative spoke briefly about the project and answered questions of the Commission.

No other speakers present.

The President closed the public comment.

The Commission deliberated.

Motion: Approve zone change request from RA-1 to (T)(Q) RD1.5-1 subject to Conditions of Approval; adopt staff findings; adopt Mitigated Negative Declaration No. ENV-2008-0067-MND.

Moved: Murley
Seconded: Andros
Ayes: Epstein
Absent: Cochran

Vote: 3-0

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

Staff made correction on the Project Description regarding the required number of onsite parking spaces indicated on Staff Recommendation Report from 12 to 14 spaces.

There were no speakers present.

Motion: Adopt staff recommendation to approve and recommend that the City Council adopt a Zone Change from RA-1 to (T)(Q)RD3-1 and (T)(Q)RD5-1 subject to Conditions of Approval; adopt Staff Findings; and adopt Mitigated Negative Declaration No. ENV-2007-5378-MND.

Moved: Murley
Seconded: Andros
Ayes: Epstein
Absent: Cochran

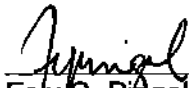
Vote: 3-0

5. PUBLIC COMMENT PERIOD

None

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 5:55 p.m.



Matt Epstein, President

Fely C. Pigol, Commission Executive Assistant
South Valley Area Planning Commission

Adopted: 10-08-09