

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JULY 22, 2010, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Vacant, President
Gordon Murley, Vice President
Steve Cochran, Commissioner
Noelle Guzman, Commissioner
Lydia Drew Mather, 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 NO. 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 agendized 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>.

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 the public hearing agendized 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. Election of Officers

3. **APCSV-2009-1420-ZC-BL**

Related Cases: APCSV-2005-2421-ZC-BL
APCSV-2009-105-ZC-BL

Council District: 6

Location: 7355 & 7361 N. Balboa Boulevard

Expiration Date: 06/13/10

Appeal Status: Further appealable to
City Council

CEQA: ENV-2009-1421-MND

Plan: Reseda-West Van Nuys

CONTINUED FROM THE SOUTH VALLEY AREA PLANNING COMMISSION MEETING OF JUNE 10, 2010

PUBLIC HEARING COMPLETED MAY 3, 2010

Proposed Project: Demolition of two single-family dwellings, one on each of two separate adjoining lots, for the construction of a three-story apartment building, approximately 16,818 square-feet, with a maximum height of 33-feet, consisting of 11 by-right units and 3 additional units (1 unit set aside for Very Low Income) per Los Angeles Municipal Code (LAMC) Section 12.22-A,25 (SB 1818), over two lots, providing 35 parking spaces. The proposed project is to be located over two lots totaling 17,879 square-feet and classified in the R1-1 Zone and (T)(Q)RD1.5-1 Zone (previously approved by Ordinance 177,798).

Please Note: On July 26, 2006, the City Council adopted, for the property at 7361 North Balboa Boulevard, a zone change to (T)(Q)RD1.5 under Ordinance No. 177,798 and a Building Line Removal under Ordinance No. 177,799. The applicant, under that this entitlement request, proposed a project to permit the construction of a five (5) unit condominium project.

Requested Actions

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (MND) prepared for the above referenced project.
2. Pursuant to LAMC Section 12.32, A Zone Change (One-Family Zone) to (T)(Q)RD1.5-1 (Restricted Density Multiple Dwelling Zone).
3. Pursuant to LAMC Section 12.32-R, a Building Line Removal of a 20-foot building line on at 7355 N. Balboa Boulevard established by Ordinance No. 102,262. A building line removal was previously approved on 7361 N. Balboa Boulevard by Ordinance No. 177,799.

APPLICANT: Uzi Levy

Representative: Armin Gharai, GA Engineering, Inc.

Recommended Actions:

1. **Approve and recommend** that the City Council, pursuant to LAMC Section 12.32 adopt a **Zone Change** from R1-1(One-Family Zone) and (T)(Q)RD1,5-1 (Restricted Density Multiple-Family Zone) to (T)(Q)RD1.5-1 (Restricted Density Multiple-Family Zone) over both lots at 7355 North Balboa Boulevard and 7361 North Balboa Boulevard, subject to the attached conditions.
2. **Approve and recommend** that the City Council, pursuant to LAMC Sections 1232-R adopt the removal of the 20-foot building line created under Ordinance No. 102,262.
3. **Adopt** the Mitigated Negative Declaration No. ENV-2009-1421-MND.
4. **Adopt** the attached Findings.
5. **Advise** the Applicant that, pursuant to California State Public Resources Code Section 210.81.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Staff: Tom Glick (818) 374-5062

4. **APCSV-2009-2022-SPE-ZV-ZAA**

Related Cases: DIR-2010-841-DRB-SPP-MSP

CEQA: ENV-2009-2023-MND

Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 5

Location: 14325 W. Mulholland Drive

Expiration Date: 08/7/10

Appeal Status: Specific Plan Exception and Zone
Variance further appealable

PUBLIC HEARING HELD ON MAY 24, 2010

Proposed Project: The continued use and maintenance of an unpermitted accessory living quarters (converted garage) and a three-vehicle carport. The property involved is approximately 11,884 square feet, classified in the RE-15 Zone, and located within the boundaries of the Mulholland Scenic Parkway Specific Plan.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Resources Code, adopt the Mitigated Negative Declaration (MND) for the above-referenced project.
2. Pursuant to Section 11.5.7-F of the Los Angeles Municipal Code (L.A.M.C.), a **Specific Plan Exception** from Section 5-D,3(a) of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), to permit a 0-foot front yard in lieu of the required 23 feet, 8 inches, based on 20 percent of the lot depth.
3. Pursuant to Section 12.27-B of the L.A.M.C., a **Zone Variance** to allow accessory living quarters in the RE Zone on a lot with 11,884 square feet of lot area, in lieu of the minimum required 20,000 square feet of lot area.
4. Pursuant to Section 12.28 of the L.A.M.C., an **Adjustment** to allow accessory living quarters and a carport to be located 0-feet from the front property line, in lieu of the required 55 feet, in accordance with Section 12.21-C,5(b) of the L.A.M.C.
5. Pursuant to Section 12.28 of the L.A.M.C., an **Adjustment** to allow a reduced separation of 3 feet, 9 inches between the accessory living quarters and the carport, in lieu of the required 10 feet, in accordance with Section 12.21-C,5(d) of the L.A.M.C.

APPLICANT: Charles Solomon

Representative: Doug Humphries, Dada Design

Recommended Actions:

1. **Approve** an Exception from Section 5-D,3(a) of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), to permit a 0-foot front yard in lieu of the required 23 feet, 8 inches, based on 20 percent of the lot depth, subject to the attached Conditions of Approval.
2. **Approve** a Zone Variance to allow accessory living quarters on a lot with 11,884 square feet of lot area, in lieu of the minimum required 20,000 square feet of lot area, in accordance with Section 12,27 of the L.A.M.C., subject to the attached Conditions of Approval.
3. **Approve** an Adjustment to allow accessory living quarters and a carport to be located 0-feet from the front property line in lieu of the required 55 feet, in accordance with Section 12.21-C,5(b) of the L.A.M.C. , subject to the attached Conditions of Approval.
4. **Approve** an Adjustment to allow a reduced separation of 3 feet, 9 inches between the accessory living quarters and the carport, in lieu of the required 10 feet, in accordance with Section 12.21-C,5(d) of the L.A.M.C., subject to the attached Conditions of Approval.
5. **Adopt** Mitigated Negative Declaration No. ENV-2009-2023-MND.
6. **Adopt** the attached Findings.
7. **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 the City may require any necessary fees to cover the cost of such monitoring.

Staff: Dan 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 up 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 12, 2010**
at the **Marvin Braude Constituent Service Center**
6262 Van Nuys Blvd., Van Nuys, CA 91401

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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