

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JULY 28, 2011, 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
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:

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. **ZA-1984-0667-PAB-PA3-1A**

CEQA: ENV-2010-2622-CE

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

Council District: 3

Location: 22160 Ventura Boulevard

Expiration Date: 4/26/11 (ext.)

Appeal Status: Not further appealable to City Council

Continued from 5/12/11

PUBLIC HEARING

Requested Actions:

AN APPEAL of the [Zoning Administrator's decision](#), pursuant to Los Angeles Municipal Code Section 12.24-M, for the denial of Plans to amend Condition No. 3 under Case No. ZA 84-0667(PAB)(PA2), to permit year round outdoor patio use in lieu of outdoor patio use restricted to summer months only in conjunction with the operation, maintenance and use of an existing restaurant in the C4-1VLD Zone, and finding the environmental clearance Categorical Exemption ENV-2010-2622-CE.

APPLICANT: John Makhani. Feliciano Holdings, LP
Representative: Kevin McDonnell, Jeffer Mangels Butler & Mitchell LLP

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Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the [Zoning Administrator's decision](#) for the denial of Plans to amend Condition No. 3 under Case No. ZA 84-0667(PAB)(PA2), to permit year round outdoor patio use in lieu of outdoor patio use restricted to summer months only in conjunction with the operation, maintenance and use of an existing restaurant in the C4-1VLD Zone, and find the environmental clearance Categorical Exemption ENV-2010-2622-CE.

Staff: Maya E. Zaitzevsky (213) 978-1416

4. [APCSV-2007-4537-ZC-ZV-ZAA-BL](#)

CEQA: ENV-2007-4369-MND

Plan: Van Nuys-North Sherman Oaks

Council District: 2

Location: 13921-13923 W. Vanowen Street

Expiration Date: N/A

Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED JUNE 6, 2011

Proposed Project:

The proposed project involves the demolition of an existing single-family structure and a four (4) unit apartment building for the development of an eight (8) unit small lot subdivision with eight homes, approximately 30 feet 5 inches high, providing two parking spaces for each dwelling unit (16 total spaces). Access to the structures would be from a common accessway off Vanowen Street. The project is located on a 16,059 square foot site currently classified in the R1-1 and [Q]R3-1 zones. In order to accommodate the project as proposed, the applicant requests approval of the actions listed below. [Note: Vesting Tentative Tract No. VTT-69632-SL has also been filed for subdivision purposes and will require a separate notice and public hearing before the Advisory Agency at a later date.]

APPLICANT: Dany Hersko, California Sunrise Development Corporation
Representative: Robert Lamishaw, JPL Zoning Services, Inc.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (MND) for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from R1-1 (One-Family Zone) to RD5-1 (Restricted Density Multiple Family Zone). Note: No change of zone to the southerly 127' of the property currently zoned [Q]R3-1 (Multiple Dwelling Zone) is requested.
3. Pursuant to Section 12.27 of the Municipal Code a **Variance** from Section 12.09.1 B to permit density averaging over the existing [Q]R3-1 and proposed RD5-1 zones to allow four (4) units to be located in the RD5-1 portion of the lot in lieu of the one (1) unit otherwise permitted with the remaining four (4) units to be located in the [Q]R3-1 portion of the lot which would permit the total eight (8) proposed dwelling units.
4. Pursuant to Section 12.28 of the Municipal Code an Adjustment from Section 12.09.1.B.4 for the following:
 - a. To permit a lot width of 55 feet in lieu of the minimum 70 feet otherwise required, and
 - b. To permit a lot area of 9,075 feet in lieu of the minimum 10,000 square feet otherwise required.
5. Pursuant to Section 12.32 R of the Municipal Code, a **Building Line Removal** of a 14-foot building line on Vanowen Street established by Ordinance No. 96,195.

Recommended Action:

1. **Disapprove** and **recommend** that the City Council disapprove the Zone Change from R1-1 to RD5-1 for the northerly portion of subject property;
2. **Disapprove** the **Variance** to allow four (4) units to be located in the RD5-1 portion of the lot in lieu of the one (1) unit otherwise permitted with the remaining four (4) units to be located in the [Q]R3-1 portion of the lot which would permit the total eight (8) proposed dwelling units.

3. **Disapprove** the **Adjustment** to permit the following:
 - a. A lot width of 55 feet in lieu of the minimum 70 feet otherwise required, and
 - b. A lot area of 9,075 feet in lieu of the minimum 10,000 square feet otherwise required.
4. **Disapprove** the **Building Line Removal** of a 14-foot building line on Vanowen Street established by Ordinance No. 96,195;
5. **Adopt** Mitigated Negative Declaration No. 2007-4369;
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: Frank N. Quon (818) 374-5036

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 11, 2011**
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