

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 9, 2012, 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

Sheldred Alexander, 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 6:

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

3. **DIR-2010-3051-DRB-SPP-MSP-1A**

CEQA: ENV-2010-3052-CE

Plan: Bel Air-Beverly Crest

Location: 9579 W Lime Orchard Rd

Council District: 5

Expiration Date: 2/9/12 (Extended)

Appeal Status: Not further appealable to
City Council

CONTINUED FROM DECEMBER 8, 2011

PUBLIC HEARING

Proposed Project:

The construction of a new, 1,000 square-foot garage, on a lot with an existing 5,927 square foot, two-story, single-family residence, for a total of 7,383 square feet (including an attached two-car garage and a detached, two-car and motorcycle garage) on a 47,589 square-foot lot. The maximum project height is 36 feet. The project requires 90 cubic yards of cut and 90 cubic yards of export. The project does not require the removal/relocation of any protected native trees. The project is in the Inner and Outer Corridor, down slope, visible from Mulholland Drive and subject to the requirements of the Hillside Ordinance.

APPLICANT: Barbara Carswell TR

APPELLANTS: Jonathan Lonner for Carole Black and Alison Ressler

Requested Action:

Appeal of the Director of Planning's **Conditional Approval** of Design Review and Project Permit Compliance, pursuant to Section 11.A of the Mulholland Scenic Parkway Specific Plan and Section 11.5.7 of the L.A.M.C.

Recommended Action:

1. **Deny** the Appeal;
2. **Sustain** the determination of the Director of Planning, and adopt the findings therein, and
3. **Adopt** the environmental clearance, ENV-2010-3052-CE.

Staff: Thomas Henry - (818) 374-9904

4. [APCSV-2011-1192-ZC](#)
Related Cases: CPC-1986-0446-GPC;
CPC-1994-4211-CPU

Location: 7122 North Amigo Avenue
Expiration Date: 2/9/12 (Extended)
Appeal Status: Further appealable to
City Council

CEQA: ENV-2011-1193-MND

Plan: Reseda-West Van Nuys

CONTINUED FROM JANUARY 12, 2012

PUBLIC HEARING COMPLETED SEPTEMBER 12, 2011

Proposed Project:

Demolition of a single-family dwelling with an detached garage and construction of a fifteen unit multiple residential building, 2-story, with a maximum 45 feet in height, having a floor area of 24,500 square feet, with a recreation room, and 30 parking spaces to be provided, on an approximate 12,000 square foot parcel of land.

APPLICANT: Ken Stockton
Ken Stockton Architects, Inc.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2011-1193-MND) for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from [Q] R1-2D-CDO (One-Family Zone) to [T][Q]RAS3 (Residential Accessory Zone).

Recommended Action:

1. **Disapprove** the applicant's request for a **Zone Change** from [Q] R1-2D-CDO (One-Family Zone) to a permanent [T][Q]RAS3 (Residential Accessory Zone);
2. **Approve** and **recommend** that the City Council approve the **Zone Change** from [Q] R1-2D-CDO to (T)(Q)RAS3-2D-CDO for the subject property, subject to the attached conditions;
3. **Adopt** Mitigated Negative Declaration No. 2011-1193;
4. **Adopt** the Findings; and
5. **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 Quon - (818) 374-5036

5. [APCSV-2011-2290-ZC](#)
CEQA: ENV-2011-2292-ND
Plan: North Hollywood

Council District: 4
Location: Various Addresses
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING COMPLETED DECEMBER 19, 2011

Proposed Project:

No development project is proposed. The City Council has initiated zone changes for 46 lots in the proposed project area from the current zoning designations of [Q]RD1.5-1 and RD3-1 to a proposed new zoning designation of R1-1. This change would make the zoning consistent with the existing land use designation of Low Residential in the North Hollywood-Valley Village Community Plan. The proposed zone changes, if adopted, will bring the zoning of the 46 lots in conformance with the existing land use designation of the Community Plan.

APPLICANT: City of Los Angeles

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Negative Declaration (ENV-2011-2292-ND) for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from [Q]RD1.5-1 (Multiple-Family Zone) and RD3-1 (Multiple-Family Residential Zone) to R1-1 (Single Family Residential Zone).

Recommended Actions:

1. **Certify** that it has reviewed and considered the information contained in the Negative Declaration, ENV-2011-2292-MND.
2. **Recommend** that the City Council adopt the requested zone changes from [Q]RD1.5-1 and RD3-1 to R1-1.
3. **Adopt** the attached Findings as those Findings to be used by City Council in adopting the requested zone changes.

Staff: T. Glick - (818) 374-5062

6. **ZA-2010-1610-CUB-CU-ZV-1A**

CEQA: ENV-2010-1611-MND

Plan: Van Nuys- Sherman Oaks

Council District: 2

Location: 4822 Van Nuys Boulevard

Expiration Date: Extended

Appeal Status: Further appealable to City Council

PUBLIC HEARING

Requested Actions:

AN APPEAL of part of the Zoning Administrator's decision, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, to approve a Conditional Use Permit authorizing the sale and dispensing of beer and wine only for off-site consumption in conjunction with the operation of a fueling station and mini-mart; and the decision to adopt the action of the lead agency in issuing the environmental clearance Mitigated Negative Declaration ENV 2010-1611-MND.

APPLICANT: Azoz Banayan
Representative: Oscar Ensafi

APPELLANT: Susan Dukow

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator, pursuant to Section 12.24-W,1 of the Los Angeles Municipal Code, to approve a Conditional Use Permit authorizing the sale and dispensing of beer and wine only for off-site consumption, in conjunction with the operation of a fueling station and mini-mart; and
3. **Sustain** the decision to adopt the action of the lead agency in issuing the environmental clearance Mitigated Negative Declaration ENV 2010-1611-MND.

Staff: R. Nicolas Brown - (818) 374-5069

7. 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, February 23, 2012**
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