

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 22, 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, 4 and 5:

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. Minutes for the Meetings of February 9 and March 8, 2012

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 FEBRUARY 9, 2012

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. **ZA-2010-1694-ZAD-SPR-1A**
CEQA: ENV-2010-1696-MND
Plan: Reseda-West Van Nuys

Council District: 3
Location: 18719 West Calvert Street
Expiration Date: 4/1/12
Appeal Status: Not further appealable

PUBLIC HEARING

Requested Actions:

AN APPEAL of the Zoning Administrator's decision to 1) pursuant to the provisions of Section 12.21-A,2 of the Los Angeles Municipal Code, dismiss a Zoning Administrator's Interpretation that Baseline Mansionization (Ordinance No. 179,883) does not apply to the Eldercare Facility; pursuant to the provisions of Section 14.3.1 of the Code, approve a Zoning Administrator's Determination for the construction, use and maintenance of an Eldercare Facility with no less than 75 percent of the floor area, exclusive of common areas, consisting of Senior Independent Housing and/or Assisted Living Care Housing; and 3) pursuant to Section 16.05, approve of a Site Plan Review for the construction of a 74,436 square-foot, one- and two-story Eldercare Facility with up to elderly housing units including administrative offices, common multi-purpose space, a central kitchen, local country kitchens and dining areas with open space courtyards, gardening areas, dining patios, multi-use patio areas, swimming pool, landscaped open space and parking for 56 cars; and adopt Mitigated Negative Declaration ENV 2010-1696-MND as the environmental clearance.

APPLICANT: Evan and Mia Levi, Levi Family Partnership, LP
Representative: Kevin K. McDonnell, Esq., Jeffer Mangels Butler & Mitchell, LLP

APPELLANTS: David R. Garfinkle, Tarzana Property Owners Association
Lisa Cerda, Tarzana Residents Against Poorly Planned Development

Recommended Actions:

1. **Deny** the appeal;
2. **Sustain** the action of the Zoning Administrator in: pursuant to the provisions of Section 12.21-A,2 of the Los Angeles Municipal Code, dismissing a Zoning Administrator's Interpretation that Baseline Mansionization (Ordinance No. 179,883) does not apply to the Eldercare Facility; 2) pursuant to the provisions of Section 14.3.1 of the Code, approving a Zoning Administrator's Determination for the construction, use and maintenance of an Eldercare Facility with no less than 75 percent of the floor area, exclusive of common areas, consisting of Senior Independent Housing and/or Assisted Living Care Housing; and 3) pursuant to Section 16.05, approval of a Site Plan Review for the construction of a 74,436 square-foot, one- and two-story Eldercare Facility with up to elderly housing units including administrative offices, common multi-purpose space, a central kitchen, local country kitchens and dining areas with open space courtyards, gardening areas, dining patios, multi-use patio areas, swimming pool, landscaped open space and parking for 56 cars;
3. **Adopt** the findings of the Zoning Administrator; and
4. **Adopt** the action of the lead agency in adopting Mitigated Negative Declaration ENV 2010-1696-MND as the environmental clearance.

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

5. **ZA-2011-1016-CUW-1A**
CEQA: ENV-2011-1017-ND

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

Council District: 2

Location: 4610 Van Nuys Boulevard

Expiration Date: 3/28/12

Appeal Status: Not further appealable

PUBLIC HEARING

Requested Actions:

AN APPEAL of the Zoning Administrator's decision to authorize a Conditional Use, pursuant to the provisions of Section 12.24-W,49 of the Los Angeles Municipal Code, for the installation, use and maintenance of an unmanned wireless telecommunications facility in the C2-1VL Zone, and pursuant to Section 12.24-F of the Code, to permit the facility to observe a maximum height of 47 feet 3 inches, in lieu of the 30 feet otherwise permitted by the Ventura/Cahuenga Boulevard Corridor Specific Plan; and the adoption of the action of the lead agency in adopting Negative Declaration ENV 2011-1017-ND as the environmental clearance.

APPLICANT: Mark Rivera, AT&T Mobility
Representative: Isaiah Ireys, VeloTera Services

APPELLANT: Michael A. Clinite

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the action of the Zoning Administrator in approving, pursuant to the provisions of Section 12.24-W,49 of the Los Angeles Municipal Code, a Conditional Use authorizing the installation, use and maintenance of an unmanned wireless telecommunications facility in the C2-1VL Zone, and pursuant to Section 12.24-F of the Code, to permit the facility to observe a maximum height of 47 feet 3 inches, in lieu of the 30 feet otherwise permitted by the Ventura/Cahuenga Boulevard Corridor Specific Plan;
3. **Adopt** the findings of the Zoning Administrator.
4. **Adopt** the action of the lead agency in adopting Mitigated Negative Declaration ENV 2011-1017-ND as the environmental clearance.

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

6. **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, April 12, 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