

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 13, 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

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. Approval of Minutes of Meeting of November 8, 2012

3. **ZA-2010-2313-ZV-ZAD-SPR-1A**

CEQA: ENV-2010-2314-MND

Plan: Encino-Tarzana

Council District: 3

Location: 5411 Etiwanda Avenue

Expiration Date: 12/2/12 extended

Appeal Status: Further appealable to City Council

Continued from November 8, 2012

PUBLIC HEARING

Requested Action:

AN APPEAL of the Zoning Administrator's decision to approve, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, a Zone Variance from Section 12.21.1-A granting the construction, use and maintenance of a medical office building and parking structure located on a split-zoned site in the C2-1L and P-1L Zone Classifications; Section 12.21.1-A,1 granting floor area in the P-1L Zone Classification but not exceeding 1.25:1 floor area ratio over the entire site; and Section 12.21-A,4(d)(3) granting 423 parking spaces in lieu of the required 430 parking spaces; to approve, pursuant to LAMC Section 12.24-X,22, a Zoning Administrator's Determination granting an approximately 49-foot 6-inch building height in lieu of the Transitional Height Limit of 33 feet within 50 to 99 feet of an OS Zone Classification; and to approve, pursuant to LAMC Section 16.05, a Site Plan Review for a proposed three-story 93,376 gross square feet (i.e. 85,519 net square-foot) medical office building with a five-story above grade three-story below grade parking structure; and to adopt the action of the Department of City Planning Environmental Staff Advisory Committee (ESAC) on August 11, 2011 in issuing Mitigated Negative Declaration No. ENV 2010-2314-MND and determining that by imposing conditions, project-related impacts could be reduced to less than significant levels (Section 15074, State CEQA Guidelines).

Applicant: Renton LLC

Appellant: Colin Wong/Regent Court HOA

Recommended Action:

1. **Deny** the appeal;
2. **Sustain** the decision of the Zoning Administrator to approve, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, a Zone Variance from Section 12.21.1-A granting the construction, use and maintenance of a medical office building and parking structure located on a split-zoned site in the C2-1L and P-1L Zone Classifications;

- Section 12.21.1-A,1 granting floor area in the P-1L Zone Classification but not exceeding 1.25:1 floor area ratio over the entire site; and Section 12.21-A,4(d)(3) granting 423 parking spaced in lieu of the required 430 parking spaces;
3. **Approve**, pursuant to LAMC Section 12.24-X,22, a Zoning Administrator's Determination granting an approximately 49-foot 6-inch building height in lieu of the Transitional Height Limit of 33 feet within 50 to 99 feet of an OS Zone Classification; and
 4. **Approve**, pursuant to LAMC Section 16.05, a Site Plan Review for a proposed three-story 93,376 gross square feet (i.e. 85,519 net square-foot) medical office building with a five-story above grade three-story below grade parking structure; and
 5. **Adopt** the action of the Department of City Planning Environmental Staff Advisory Committee (ESAC) on August 11, 2011 in issuing Mitigated Negative Declaration No. ENV 2010-2314-MND and determining that by imposing conditions, project-related impacts could be reduced to less than significant levels (Section 15074, State CEQA Guidelines).
 6. **Adopt** Staff Findings.

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

4. [DIR-2011-1603-SPP-SPPA-1A](#)
Incidental Case: ZA-2010-2313-ZV-ZAD-SPR

CEQA: ENV-2010-2314-MND

Plan: Encino-Tarzana

Council District: 3

Location: 5411 Etiwanda Avenue

Expiration Date: 12/30/12

Appeal Status: Not further appealable to City Council

NOTE: *This item is agendized not for public hearing. It is agendized for the purpose of requesting for a continuance.*

Proposed Project:

A Specific Plan Project Permit Compliance to permit the construction of a new, four-story, 93,376 gross square-foot medical office building, and the establishment of a comprehensive sign program; and, a Specific Plan Adjustment to allow the construction of two (2) new buildings with a maximum height of 49 feet, six inches in lieu of the maximum 45 feet allowed by the Specific Plan, and a reduced landscape setback on the east side of the parking structure of eight (8) feet in lieu of the required ten (10) feet.

Applicant: Tom McCarthy
The McCarthy Company, LLC

Appellant: Colin Wong
Regent Court HOA

Requested Action:

Appeal of the Director of Planning's Conditional Approval of Project Permit Compliance and Project Permit Adjustment, pursuant to Section 9-A.3 of the Ventura/Cahuenga Corridor Specific Plan and Section 11.5.7 of the L.A.M.C.

Recommended Actions

1. Grant the appeal in part to modify condition B-4 to read:

The parking garage shall have a landscape setback of at least eight (8) feet from the western eastern property line. Note: this condition confers approval of a Specific Plan Project Permit Adjustment Pursuant to Section 7.D.2.b. of the Ventura-Cahuenga Boulevard Corridor Specific Plan.

2. Sustain the determination of the Director of Planning, and adopt the findings therein, and
3. Adopt the environmental clearance, ENV 2010-2314-MND as modified in DIR-2011-1603-SPP-SPPA.

Staff: Jennifer Driver (818) 374-9916

5. [APCSV-2010-1412-SPE-ZAA-DRB-SPP-MSP](#)

Related Case: DIR-2012-186-DRB-SPPA-MSP

CEQA: ENV-2010-1413-MND

Council District: 4

Location: 13201-13211 W. Mulholland Drive

Expiration Date: 12/13/12

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

Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED OCTOBER 19, 2012

Proposed Project:

The continued use and maintenance of an approximately 600 square-foot, three-car garage and a 400 square-foot, one-car garage connected by a retractable awning, and an entryway and wall measuring a maximum height of 9-feet 2-inches. The proposed project is located on an approximately 59,548 square-foot lot with 360 linear feet of frontage along Mulholland Drive within the Inner Corridor of the Mulholland Scenic Parkway Specific Plan.

Applicant: Steven Bernheim
Athena Novak, Representative

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 11.5.7.F of the Municipal Code, an **Exception** to the Mulholland Scenic Parkway Specific Plan (Ordinance Number 167,943) from Section 5 D.3(a) to permit the continued use and maintenance of an approximately 600 square-foot, three-car garage located in the 40 foot front yard setback and an approximately 400 square-foot, one-car garage and an over-in-height fence located in the Mulholland Drive public right-of-way.
3. Pursuant to Section 12.28 of the Municipal Code, **Zoning Administrator Adjustments** as follows:
 - (a) From Section 12.21 C.5(b) to permit a garage/accessory structure to be located within the front yard, less than 55 feet from the front property line, in lieu of being located within the rear half of the lot.
 - (b) From Section 12.21 C.5(j) to permit a garage/accessory structure to be located within the side yard, less than 75 feet from the front property line.
 - (c) From Section 12.21 C.1(g) to permit an approximately 9'-2" high wall in-lieu of the maximum 3'-6" high wall which is otherwise permitted within the front yard setback.

4. Pursuant to Section 16.50.D of the Municipal Code, a **Design Review Determination** for the Mulholland Scenic Parkway Specific Plan.
5. Pursuant to Section 11.5.7.C of the Municipal Code, a **Project Permit Compliance Review** for the Mulholland Scenic Parkway Specific Plan.

Recommended Actions:

1. **Adopt** the Mitigated Negative Declaration, ENV-2010-1413-MND;
2. **Approve** the **Specific Plan Exception** to permit the continued use and maintenance of an approximately 600 square-foot, three-car garage located in the 40-foot front yard setback, and to permit an over-in-height wall located in the Mulholland Drive public right-of-way;
3. **Disapprove** the **Specific Plan Exception** to permit the continued use and maintenance of an approximately 400 square-foot, one-car garage located in the Mulholland Drive public right-of-way;
4. **Approve** the **Zoning Administrator Adjustment** to permit a 600 square-foot, three-car garage to be located within the front yard;
5. **Disapprove** the **Zoning Administrator Adjustment** to permit a 400 square-foot, one-car garage to be located within the front yard and public right-of-way;
6. **Disapprove** the **Zoning Administrator Adjustment** to permit a 400 square-foot, one-car garage to be located within the side yard;
7. **Approve** the **Zoning Administrator Adjustment** to permit an approximately 9'-2" high wall in-lieu of the maximum 3'-6" high wall which is otherwise permitted within the front yard setback
8. **Approve** the **Design Review Determination** and **Project Permit Compliance Review** for the Mulholland Scenic Parkway Specific Plan, subject to the attached conditions of approval;
9. **Adopt** the Findings; and
10. **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: Milena Zasadzien (818) 374-5054

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, December 27, 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