

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 28, 2013 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 NOS. 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. Approval of Minutes of South Valley Area Planning Commission Meeting of January 24, 2013.

3. **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 extended

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.

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.

Applicant: Steven Bernheim

Representative: Athena Novak

Recommended Action:

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

4. [DIR-2012-2081-ZBA-1A](#)

CEQA: ENV-2012-2080-CE

Plan: Van Nuys-North Sherman Oaks

Council District: 4

Location: 5949 Van Nuys Boulevard

Expiration Date: 3/5/13

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Proposed Project:

Approval of a **Zone Boundary Adjustment** to change a 45-foot x 80-foot portion of C2-1VL zoned land to the P-1VL zone and to change a 55-foot x 65-foot portion of P-1VL zoned land to the C2-1VL zone in order to permit the demolition of approximately 55,828 square feet of auto and office buildings and to construct a new, 52,123 square-foot auto dealership.

Applicant: Keyes Motors, Inc. (Christopher Murray)
The McCarthy Company, LLC

Appellant: Anthony and Armand, Inc. dba
Service Tire Company (Robert Glushon)

Requested Action:

Appeal of the Director of Planning's **Conditional Approval** of Zone Boundary Adjustment, pursuant to Section 12.30.K.2 and Section 11.5.7 of the L.A.M.C.

Recommended Actions

1. **Grant the appeal in part** to modify condition 9 and include condition 14 as follows:

Condition 9. Circulation. A parking and driveway plan that includes the area to be used by the Service Tire Company shall be submitted for review and approval by the Department of Transportation and the Bureau of Engineering.

Condition 14. Parking. A parking plan shall be submitted showing that the Service Tire Company has direct access to nine (9) parking spaces.

2. **Sustain** the determination of the Director of Planning, and adopt the findings therein, and
3. **Adopt** the environmental clearance, ENV 2012-2080-CE.

Staff: Jennifer Driver (818) 374-9916

5. [APCSV-2012-2415-SPE-SPP](#)

CEQA: ENV-2012-2416-MND

Plan: Encino-Tarzana

Council District: 3

Location: 5620 Wilbur Avenue/
18850 Philipprimm Street

Expiration Date: 2/28/13 ext.

Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED JANUARY 7, 2013

Proposed Project:

The modification of an existing unmanned rooftop wireless telecommunications facility, to permit the installation, operation, and maintenance of a wireless telecommunications facility consisting of 12 antennas (three sectors of four antenna each), 12 remote radio units, one DC Surge Suppression system and one GPS antenna on the rooftop of a property located within a designated Scenic Highway and to permit the antennas to exceed the Ventura/Cahuenga Corridor Specific Plan 45-ft. height limit by three feet. The 12 new antennas will be eight feet long and will be replacing 12, four-foot long antennas. The proposed project will locate the 12 antennas behind three new, 10-ft. tall screen walls on the east, north and south edges of the rooftop. The antennas will not exceed 48-ft. in height when mounted on the roof.

Applicant: AT&T Wireless

Representative: Robert McCormick

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration ENV-2012-2416-MND, for the proposed project;
2. Pursuant to Section 11.5.7.F.1 (f) of the Municipal Code, a Specific Plan Exception for the installation of wireless antennas and associated equipment cabinets on the rooftops of buildings in the C Zone on a roadway designated as a scenic highway (Ventura Boulevard) within a specific plan area (Ventura/Cahuenga Boulevard Corridor Specific Plan);
3. Pursuant to Section 11.5.7.F of the Municipal Code, a Specific Plan Exception from Section 7.E.1.c.1 of the Ventura/Cahuenga Boulevard Corridor Specific Plan to permit the construction of the proposed wireless telecommunications facility at a height of 48 feet on an existing rooftop, in lieu of the maximum permitted height of 45 feet; and,
4. Pursuant to Section 11.5.7.C of the Municipal Code, a Project Permit Compliance with the applicable regulations of the Ventura/Cahuenga Boulevard Corridor Specific Plan

Recommended Actions:

1. **Approve** the proposed Mitigated Negative Declaration, ENV-2012-2416-MND;
2. **Approve a Specific Plan Exception**, pursuant to Section 11.5.7.F.1 (f) of the Municipal Code, for the installation of wireless antennas and associated equipment cabinets on the rooftops of buildings in the C Zone on a roadway designated as a scenic highway (Ventura Boulevard) within a specific plan area (Ventura/Cahuenga Boulevard Corridor Specific Plan);
3. **Approve a Specific Plan Exception** from Section 7.E.1.c.1 of the Ventura/Cahuenga Boulevard Corridor Specific Plan, pursuant to Section 11.5.7.F of the Municipal Code, to permit the construction of the proposed wireless telecommunications facility at a height of 48 feet on an existing rooftop, in lieu of the maximum permitted height of 45 feet;
4. **Approve a Project Permit Compliance** with the applicable regulations of the Ventura/Cahuenga Boulevard Corridor Specific Plan; and
5. **Adopt** the Findings.

Staff: Jennifer Driver (818) 374-9916

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, March 14, 2013** 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