

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 9, 2013 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

*****CORRECTED AGENDA*****

(Item No. 2C – Approval of Minutes of Meeting of February 28, 2013)

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. 3, 4, 5, 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

C. Approval of Minutes of South Valley Area Planning Commission Meeting of February 28, 2013.

3. **ZA-2012-2341-CUB-CU-1A**

CEQA: ENV-2012-2344-CE

Plan: Reseda-West Van Nuys

Council District: 3

Location: 19271 Sherman Way

Expiration Date: 6/11/12

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Requested Action:

AN APPEAL of the Zoning Administrator's decision to deny a Conditional Use to permit the sale and dispensing of beer and wine for off-site consumption in conjunction with the operation of an existing service station and convenience market on the northeast corner of Sherman Way and Tampa Avenue.

Applicant: Gajanad Fuels, Inc.

Appellant: Gajanad Fuels, Inc.

Recommended Action:

1. **Deny** the appeal;
2. **Sustain** the action of the Zoning Administrator in denying, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, a Conditional Use to permit the sale and dispensing of beer and wine for off-site consumption in conjunction with the operation of an existing service station and convenience market.
3. **Adopt** the Findings of the Zoning Administrator;
4. **Adopt** the recommendation of the Lead Agency, and **Approve** Mitigated Negative Declaration ENV 2012-2344-CE as the environmental clearance for this action.

Staff: Charles J. Rausch (213) 978-1306

4. [DIR-2012-2556-DRB-SPP-1A](#)

CEQA: ENV-2012-2557-CE

Plan: Bel-Air-Beverly Crest

Council District: 4

Location: 9326 Hazen Drive

Expiration Date: 5/21/13

Appeal Status: Further appealable to City Council

PUBLIC HEARING

Proposed Project:

The construction of a new two-story with basement, 8,397 sq. ft., single family house (7,727 sq. ft. dwelling and a 670 sq. ft. garage level) with pool, spa, and two-story guest house, on a 48,790 sq. ft. lot. The maximum proposed building envelope height is 36 feet. The project is in the Outer Corridor, upslope, and not visible from Mulholland Drive.

Applicant: Mehdi Rafaty, Tag Front

Appellant: Brian and Allison Woram

Requested Action:

Appeal of the Director of Planning's **Conditional Approval of a Project Permit Compliance with Design Review**, pursuant to Section 11.5.7.C.6 of the Los Angeles Municipal Code (LAMC).

Recommended Action:

1. **Deny** the Appeal.
2. **Sustain** the entire Determination of the Director of Planning in approving a Project Permit Compliance with Design Review including the environmental clearance, ENV-2012-2557-CE

Staff: Courtney Schoenwald (818) 374-9904

5. [DIR-2012-2559-DRB-SPP-1A](#)

CEQA: ENV-2012-2560-CE

Plan: Bel-Air-Beverly Crest

Council District: 4

Location: 9322 Hazen Drive

Expiration Date: 5/21/13

Appeal Status: Further appealable to City Council

PUBLIC HEARING

Proposed Project:

The construction of a new two-story over basement, 7,046 square-foot, single-family house (5934 square-foot dwelling and a 1,112 square-foot garage level) with pool, and spa, on a 49,725 square-foot lot. The maximum proposed building envelope height is 36 feet. The project is in the Outer Corridor, upslope, and not visible from Mulholland Drive.

Applicant: Mehdi Rafaty, Tag Front

Appellant: Brian and Allison Woram

Requested Action:

Appeal of the Director of Planning's **Conditional Approval of a Project Permit Compliance with Design Review**, pursuant to Section 11.5.7.C.6 of the Los Angeles Municipal Code (LAMC).

Recommended Action:

1. **Deny** the Appeal.
2. **Sustain** the entire Determination of the Director of Planning in approving a Project Permit Compliance with Design Review including the environmental clearance, ENV-2012-2560-CE

Staff: Courtney Schoenwald (818) 374-9904

6. VTT-65985-SL-M1-1A

CEQA: ENV-2006-4813-MND-REC1

Plan Area: North Hollywood-Valley
Village

Council District: 2

Location: 11951 (11931-11957) Riverside Drive

Expiration Date: 5/15/13

Appeal Status: Further appealable to
City Council

PUBLIC HEARING

Proposed Project:

Modification of an approved 18-unit residential townhouse condominium into a 17 small-lot single-family subdivision on a 29,332 square-foot parcel.

Applicant: Riverben Villas, LP (Owner)
Representative: EZ Permits, LLC

Appellant: Carol Smotherman and Hillary Smotherman

Requested Action:

The Deputy Advisory Agency's determination letter was appealed in part to address the following concerns: 1) ingress and egress on Gentry Avenue, 2) loss of protected sycamore and pine trees to the project site, 3) privacy from second floor windows facing north, and 4) alley vacation procedure concerns.

Recommended Action:

1. **Deny** the appeal.
2. **Sustain and modify** the findings and conditions of Deputy Advisory Agency, and
3. **Adopt** ENV-2006-4813-MND-REC1

Staff: Nelson Rodriguez (818) 374-5037

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, May 23, 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