

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, July 25, 2013
Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard, First Floor Meeting Room
Van Nuys, California 91401

MINUTES OF SOUTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President Matt Epstein at 4:30 p.m.

Commissioners present: Steve Cochran, Noelle Guzman, Lydia Mather, and Gordon Murley

Commissioners absent: None

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar

Commissioner Guzman indicated that she will not be available on August 22, 2013 meeting.

B. Commission Requests

None

C. Election of Officers

Commissioner Mather moved that incumbent President and Vice President, Matt Epstein and Gordon Murley be re-elected respectively. It was seconded by Commissioner Guzman and approved by all Commissioners.

3. APCSV-2013-676-BL

Incidental Case: VTT-72202-SL

CEQA: ENV-2013-675-MND

Plan: Van Nuys-North Sherman Oaks

Council District: 2

Location: 14052-14062 W. Collins Street and
5656 N. Hazeltine Avenue

Expiration Date: 7/26/13

Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED JUNE 4, 2013

Proposed Project:

The construction of the previously approved 26 single-family dwellings (pursuant to Ordinance No. 176,354 –small lot subdivision) on a 36,657 square-foot site, in the [Q]RD1.5-1 Zone, in conjunction with a building line removal.

Applicant: The Collintine Modern, LLC

Representative: Ken Stockton, Ken Stockton Architects, Inc.

Requested Action:

1. Pursuant to LAMC Section 12.32-R, the removal of a 20-foot **Building Line** along the east side of Hazeltine Avenue, established by Ordinance No. 96,567 on June 2, 1950, to allow for construction of 26 new single-family dwellings.
2. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, **adopt** the Mitigated Negative Declaration (MND) for the above referenced project.

Recommended Actions:

1. **Approve and recommend** that the City Council adopt the Building Line Removal.
2. **Adopt** the Findings.
3. **Adopt** Mitigated Negative Declaration No. ENV-2013-675-MND.
4. **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.
5. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Sarah Hounsell (818) 374-9909

Staff answered questions of the Commission.

There were no speakers and/or present at the meeting.

The President closed public comment.

Motion: Adopt Planning Staff recommendation to approve and recommend that the City Council adopt the Building Line Removal; adopt the findings and adopt Mitigated Negative Declaration No. ENV-2013-675-MND

Moved: Commissioner Murley

Seconded: Commissioner Mather

Ayes: Commissioners Cochran, Guzman, and Epstein

Vote: 5-0

4. APCSV-2012-2487-ZC

CEQA: ENV-2012-2488-MND

Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3

Location: 20460 N. Sherman Way

Expiration Date: 7/27/13

Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED JUNE 21, 2013

Proposed Project:

Construction of a 39,294 square foot mixed-use building, four-stories, with a maximum height of 50 feet, comprised of 42 senior independent units, 3,840 square feet of ground floor commercial use, and 48 parking spaces, on a 16,743 square foot parcel.

Applicant: David Zadeh, Topaz Investments, LLC
Representative: Harvey Goodman, C.E.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **adopt** the Mitigated Negative Declaration (ENV-2012-2488-MND) for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, **a Zone Change** from [Q]C4-1VL and P-1VL to (T)(Q)RAS4.

Recommended Actions

1. **Approve and Recommend** that the City Council adopt Mitigated Negative Declaration, ENV-2012-2488-MND;
2. **Approve and Recommend** that the City Council Adopt a Zone Change from the requested [Q]C4-1VL and P-1VL to (T)(Q)RAS4, subject to the Conditions of Approval;
3. **Adopt** the Findings.
4. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions, identified as "(MM)" on the condition pages, 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: Priya Mehendale (818) 374-5060

Commission President announced that a letter dated July 24, 2013 was received from the applicant/owner's representative requesting for a continuance to September 12, 2013 to be able to work with Planning Department, Council District Office, and the Neighborhood Council to address the community's concerns.

Council District representative and concerned neighbors who were present support the request for continuance.

Motion: Approve the request for continuance to September 12, 2013.

Moved: Commissioner Mather

Seconded: Commissioner Guzman

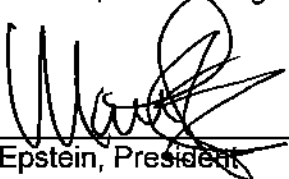
Ayes: Commissioners Cochran, Murley, and Epstein

Vote: 5-0

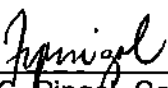
5. **PUBLIC COMMENT PERIOD**

None

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 4:46 p.m.



Matt Epstein, President



Fely C. Pingel, Commission Executive Assistant

Adopted: 8-8-13