

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

**SOUTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, MARCH 13, 2014 4:30 P.M.  
MARVIN BRAUDE CONSTITUENT SERVICE CENTER  
6262 VAN NUYS BOULEVARD, FIRST FLOOR  
VAN NUYS, CA 91401**

Matt Epstein, President  
Steve Cochran, Commissioner  
Noelle Guzman, Commissioner  
Janny H. Kim, 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 ITEMS: 3 and 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 Regular Meetings of August 8, August 22, September 12, and Special Meeting of September 12, 2014.

3. **[APCSV-2013-1388-ZC-CDO](#)**

**CEQA:** ENV-2013-1389-MND

**Council District:** 3

**Location:** 7118 N. Amigo Avenue

**Plan:** Reseda-West Van Nuys

**Expiration Date:** 4/20/14

**Appeal Status:** Further appealable to City Council

PUBLIC HEARING COMPLETED DECEMBER 9, 2013

**Proposed Project:**

**The demolition of a single-family dwelling, and the construction of a 15-unit apartment building** consisting of three stories (2 residential levels over 30 at grade parking spaces), 45-feet in height on a 12,000 square-foot lot.

**Applicant:** Athena Novak, AHN Associates

**Requested Action:**

- 1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2013-1389-MND) for the above referenced project;
- 2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from [Q]R1-2D-CDO(One-Family Dwelling Zone) to (T)(Q)RAS3-2D-CDO (Residential Accessory Zone); and
- 3. Pursuant to Section 13.08 of the Municipal Code, a **Community Design Overlay Plan Approval** for the construction of a new 15-unit apartment building within the Reseda Central Business District Community Design Overlay district.

**Recommended Actions:**

- 1. **Modify** and **adopt** the Mitigated Negative Declaration, ENV-2013-1389-MND with the modification to remove Mitigation Measure V1-70, Liquefaction.
- 2. **Approve** and **recommend** that the City Council **approve the Zone Change** from [Q]R1-2D-CDO to (T)(Q)RAS3-2D-CDO for the subject property, with the Conditions of Approval.

3. **Approve a Community Design Overlay Plan Approval** for the construction of a new 15-unit apartment building within the Reseda Central Business District Community Design Overlay district.
4. **Adopt** the Findings.
5. **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: Thomas Henry (818) 374-5061

#### 4 [APCSV-2013-2365-ZC-CDO](#)

**CEQA:** ENV-2013-2366-MND

**Plan:** Reseda-West Van Nuys

**Council District:** 3

**Location:** 7118 N. Amigo Avenue and 18561 W. Gualt Street

**Expiration Date:** 4/20/14

**Appeal Status:** Further appealable to City Council

PUBLIC HEARING COMPLETED DECEMBER 9, 2013

#### **Proposed Project:**

**The demolition of a single-family dwelling, and the construction of a 25-unit apartment building** consisting of three stories (2 residential levels over 50 at grade parking spaces), 45-feet in height on a 20,000 square-foot lot.

**Applicant:** Athena Novak, AHN Associates

#### **Requested Action:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **adopt** the Mitigated Negative Declaration (ENV-2013-2366-MND) for the above referenced project;
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from [Q]R1-2D-CDO(One-Family Dwelling Zone) to (T)(Q)RAS3-2D-CDO (Residential Accessory Zone); and
3. Pursuant to Section 13.08 of the Municipal Code, a **Community Design Overlay Plan Approval** for the construction of a new 25-unit apartment building within the Reseda Central Business District Community Design Overlay district.

#### **Recommended Actions:**

1. **Modify** and **adopt** the Mitigated Negative Declaration, ENV-2013-2366-MND with the modification to remove Mitigation Measure V1-70, Liquefaction.
2. **Approve** and **recommend** that the City Council **approve the Zone Change** from [Q]R1-2D-CDO to (T)(Q)RAS3-2D-CDO for the subject property, with the Conditions of Approval.

3. **Approve a Community Design Overlay Plan Approval** for the construction of a new 25-unit apartment building within the Reseda Central Business District Community Design Overlay district.
4. **Adopt** the Findings.
5. **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: Thomas Henry (818) 374-5061

## 5. **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. (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 27, 2014** 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](mailto:APCSouthValley@lacity.org)