

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 26, 2014 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Steve Cochran, Interim Vice President
Rebecca Beatty, Commissioner
Mark Dierking, 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 ITEM NOS. 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 agenda 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 agenda item 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

3. **APCSV-2013-3467-ZC-ZV-ZAA**
CEQA No.: ENV-2013-3468-MND

Council District: 6 – Martinez
Expiration Date: July 11, 2014
Plan Area: Reseda-West Van Nuys
Appeal Status: Zone Change disapproval is appealable to the City Council by the applicant; Zone Variance and Zoning Administrator Adjustments are appealable to City Council by any party.

PUBLIC HEARING HELD ON MARCH 4, 2014

Location: 17320-17344 West Vanowen Street, 6738 North Andasol Avenue

Proposed Project:

The demolition of three single-family residences, associated structures, and removal of 44 trees including six protected trees, for the use and construction of 26 two-story single-family residential dwellings on individual lots, on a combined 107,108 net square-foot site after dedication. Twenty-four lots are to be located in the proposed (T)(Q)RD3-1 Zone for small lot purposes and two traditional single-family lots in the proposed (T)(Q)R1-1 Zones.

Requested Action:

1. Pursuant to LAMC Section 12.32-F, a Zone Change from RA-1 (Suburban Zone) to (T)(Q)RD3-1 (Residential Density Multiple Dwelling Zone) and (T)(Q)R1-1 (One-Family Zone).
2. Pursuant to LAMC Section 12.27, a Zone Variance from Sections 12.09.1-A and 12.21-C,5(h) to allow access from a less restrictive zone (RD3-1 Zone) to a more restrictive zone (R1-1 Zone) permitting guest parking and common driveway access across the site.
3. Pursuant to LAMC Section 12.27 Zone Variances, to permit construction of the small lots prior to recordation of the final tract map, from Section 12.21-G,2 to allow zero square feet open space for each dwelling unit in lieu of 175 square feet for dwelling having more than three habitable rooms.
4. Pursuant to LAMC Section 12.28, to permit construction of the small lots prior to recordation of the final tract map, adjustments from:
 - a. Section 12.21-C,2(a) to allow a minimum separation between buildings of approximately 7 feet in lieu of 10 feet required.
 - b. Section 12.09.1-B,2(b), to permit a minimum 5-foot side yards along the east and west property lines in lieu of the 10-foot required.

5. Pursuant to LAMC Section 12.28, an adjustment from Section 12.02-C,1, to permit a minimum 7-foot front yard setback from the proposed 20-foot wide private street in lieu 20 percent of the depth of the lot.
6. Pursuant to the Los Angeles Municipal Code Section (LAMC) 17.03, Vesting Tentative Tract Map No. 72510 to permit the merger of four lots and resubdivision into 26 lots for the construction of 24 single-family dwellings with 48 resident parking spaces and 7 guest parking spaces in the proposed (T)(Q)RD3-1 Zone on a 89,100 net square-foot site after dedication pursuant to Ordinance No. 176,354 (small lot subdivision) and two single-family dwelling on a 18,008 square-foot flag lot site in the proposed (T)(Q)R1-1 Zone.
7. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration, (ENV-2013-3468-MND) for the proposed project.

Applicant: Eric Borstein, Albor Properties, LP

Representative: Brad Porter, WestCal Property Group, Inc.

Recommended Actions:

1. **Approve and recommend** that the City Council adopt a **Zone Change** for the portion of the site with the Low Medium I Residential land use designation (17320, 17330 & 17344 Vanowen Street) from RA-1 to (T)(Q)RD3-1 and the site with the Low Residential land use designation (6738 Andasol Avenue) from RA-1 to (T)(Q)R1-1.
2. **Dismiss a Zone Variance** from to allow access from a less restrictive zone to a more restrictive zone as the two zones will be separated by a wall as shown on the revised site plan (tentative map).
3. **Approve Zone Variances** to allow zero square feet open space for each dwelling unit in lieu of 175 square feet for dwelling having more than three habitable rooms in accordance with the Small Lot Ordinance prior to recordation of the final tract map.
4. **Approve Zoning Administrator's Adjustments** to allow (a.) a minimum separation between buildings of approximately 7 feet in lieu of 10 feet required; and (b.) a minimum 5-foot side yards along the east and west property lines in lieu of the 10-foot required, to permit construction of the small-lot dwellings prior to the recordation of the final tract map, as conditioned.
5. **Approve Zoning Administrator's Adjustment** to allow a minimum 7-foot front yard setback from the proposed 20-foot wide private street in lieu 20 percent of the depth of the lot.
6. **Adopt** the Findings.
7. **Adopt** the Mitigated Negative Declaration No. ENV-2013-3468-MND for the above-referenced project.
8. **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.
9. **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.

4. **VTT-72510-SF-SL-A1(2)**
CEQA No.: ENV-2013-3468-MND

Council District: 6 – Martinez
Expiration Date: June 30, 2014
Plan Area: Reseda-West Van Nuys
Appeal Status: Further appealable to City Council

PUBLIC HEARING

Location: 17320-17344 West Vanowen Street, 6738 North Andasol Avenue

Proposed Project:

The demolition of three single-family residences, associated structures, and removal of 44 trees including six protected trees, for the use and construction of 26 two-story single-family residential dwellings on individual lots, on a combined 107,108 net square-foot site after dedication. Twenty-four lots are to be located in the proposed (T)(Q)RD3-1 Zone for small lot purposes and two traditional single-family lots in the proposed (T)(Q)R1-1 Zones.

Requested Action:

1. The Deputy Advisory Agency's determination letter was appealed by the APPLICANT (1st appeal) in-part to address the following concerns 1) conditions concerning Lots 1-8 fronting Vanowen Street, 2) driveway approach clarification, 3) setback matrix correction, 4) path of travel for each small lot, 5) landscape setback clarification, 6) landscaping setback correction, and 7) front yard setbacks from the private street.
2. The Deputy Advisory Agency's determination letter was appealed by the COMMUNITY (2nd appeal) in-part to address the following concerns 1) construction activity, 2) physical separation between two zones, 3) not enough guest parking, 4) no driveway gates, 5) walls along Vanowen Street shall be a maximum 3'-6", and 6) graffiti abatement.

Applicant: Eric Borstein, Albor Properties, LP
Representative: Brad Porter, WestCal Property Group, Inc.

Appellants: 1. Same as Applicant

2. Thomas J. Riley, The Andasol Avenue Community

Recommended Actions:

1. **Deny** the appeal in-part of Case No. VTT-72510-SF-SL-A1(2) as recommended herewith;
2. **Approve** the appeal in-part of Case No. VTT-72510-SF-SL-A1(2) as conditioned;
3. **Sustain** the action of the Deputy Advisory Agency with modifications; and
4. **Adopt** the Mitigated Negative Declaration No. ENV-2013-3468-MND for the above-referenced project.

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, July 10, 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