

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JULY 24, 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 NO..

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. Election of Officers

3. **APCSV-2013-2335-ZC-BL-ZAA-F**

CEQA: ENV-2013-2336-MND

Plan: Reseda-West Van Nuys

Council District: 6

Location: 6922-6930 Balboa Boulevard

Expiration Date: 7/24/14

Appeal Status: Zone change further appealable only by the applicant to City Council

PUBLIC HEARING COMPLETED JUNE 23, 2014

Proposed Project:

Demolish an existing single-family dwelling and construct 10 single-family dwellings in connection with a Small Lot Subdivision. The homes will be 3-stories, approximately 34 feet, 10 inches high and provide 2-garage parking spaces for each dwelling unit, all on a 20,328 square-foot property.

Applicant: Ahmad Heydar, Oxford Engineering, Inc.
Representative: Same

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2013-2336-MND) for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from the R1 (Single Family Dwelling) Zone to RD2 (Restricted Density Multiple Family Dwelling) Zone;
3. Pursuant to Section 12.32 of the Municipal Code, a **Building Line Removal** to remove a 20-foot building line along the east side of Balboa Boulevard;
4. Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** for a reduced front yard of 15 feet in lieu of the minimum 20 feet required; and
5. Pursuant to Section 12.28 of the Municipal Code, a **Fence Height Variance** to permit an over-in-height fence of 8 feet in the front yard in lieu of the maximum 42 inches permitted.

Recommended Actions:

1. **Approve** and **recommend** that the City Council approve the **Zone Change** from R1-1 to (T)(Q)RD2-1 for the subject property, subject to the Conditions of Approval;

2. **Approve and recommend** that the City Council approve the **Building Line Removal** to remove a 20-foot building line along the east side of Balboa Boulevard
3. **Dismiss the Adjustment** for a reduced front yard of 15 feet in lieu of the minimum 20 feet required, because it is not needed;
4. **Approve a Fence Height Variance** to permit an over-in-height fence of 8 feet in the front yard in lieu of the maximum 42 inches permitted, with the attached conditions;
5. **Adopt** Mitigated Negative Declaration No. ENV-2013-2336-MND;
6. **Adopt** the Findings; and
7. **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: Franklin N. Quon (818) 374-5036

4. **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, August 14, 2014** at the **Marvin Braude Constituent Service Center** **6262 Van Nuys Blvd., Van Nuys, CA 91401**

An Equal Employment Opportunity/Affirmative Action employer

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