

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

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

Steve Cochran, President
Lydia Drew Mather, Vice President
Rebecca Beatty, Commissioner
Mark Dierking, Commissioner
Janny H. Kim, Commissioner

Randa Hanna, 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**

A. Items of interest:

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Minutes of Meeting – October 09, 2014

3. **ZA-2013-3305-ZAD-ZAA-1A**

CEQA: ENV-2013-3306-CE

Plan Area: Sherman Oaks-Study City-Toluca Lake-Cahuenga Pass

Council District: 4 – LaBonge

Location: 3642 Beverly Ridge Drive

Expiration Date: 11/13/14 Ext.

Appeal Status: Not Further Appealable

PUBLIC HEARING

Requested Action:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-X,28, to DISMISS a Zoning Administrator's Determination granting zero additional on-site parking, in lieu of one additional uncovered parking space otherwise required by Section 12.21-C,10(g)(2); pursuant to Section 12.28-A, to DENY a Zoning Administrator's Adjustment for an 899 square-foot addition, which exceeds the maximum Residential Floor Area otherwise permitted by Sections 12.21-C, 10(b)(1) and 12.21-C,10(b)(3)(i), by less than ten (10) percent; pursuant to Section 12.24-X, 28, to APPROVE a Zoning Administrator's Determination granting the continued side yard on the north/westerly side of the dwelling of 4 feet 9 inches, in lieu of approximately 8 feet otherwise required by Section 12.21-C,10(a); all in conjunction with a proposed remodel and a second-story addition to an existing one-story, single-family dwelling in the RE15-1-H Zone; and to adopt the action of the Lead Agency in issuing Categorical Exemption ENV-2013-3306-CE as the environmental clearance for this action.

Applicant: John Donaldson
Representative: Ken Stockton

Appellant: Same

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-X,28, to DISMISS a Zoning Administrator's Determination granting zero additional on-site parking, in lieu of one additional uncovered parking space otherwise required by Section 12.21-C,10(g)(2); pursuant to Section 12.28-A, to DENY a Zoning Administrator's Adjustment for an 899 square-foot addition, which exceeds the maximum Residential Floor Area otherwise permitted by Sections 12.21-C, 10(b)(1) and 12.21-

C,10(b)(3)(i), by less than ten (10) percent; pursuant to Section 12.24-X, 28, to APPROVE a Zoning Administrator's Determination granting the continued side yard on the north/westerly side of the dwelling of 4 feet 9 inches, in lieu of approximately 8 feet otherwise required by Section 12.21-C,10(a); all in conjunction with a proposed remodel and a second-story addition to an existing one-story, single-family dwelling in the RE15-1-H Zone.

3. **Adopt** the Findings.
4. **Adopt** the action of the Lead Agency in issuing Categorical Exemption ENV-2013-3306-CE as the environmental clearance for this action.

Staff: R. Nicolas Brown (818) 374-5069

4. [DIR-2013-4152-DRB-SPP-MSP-1A](#)

CEQA: ENV-2014-4151-CE

Plan Area: Sherman Oaks-Study City-Toluca Lake-Cahuenga Pass

Council District: 4 – LaBonge

Location: 3696-3698 Fredonia Drive

Expiration Date: 11/13/14 Ext.

Appeal Status: Not Further Appealable

PUBLIC HEARING

Proposed Project:

The demolition of two single family dwellings that total approximately 1,072 square feet, and the construction of three (3) dwelling units in two (2) separate buildings of three (3) stories each, with 4,100 square feet of habitable space, 140 square feet of covered balconies, and associated parking garage of 2,017 square feet, on a 7,100 square-foot lot. The proposed project's maximum height is 35 feet. The project requires 753 cubic yards of cut and export. The project is located in the Outer Corridor, is downslope, is not subject to the Baseline Hillside Ordinance and is not visible from Mulholland Drive.

Requested Actions:

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 and 16.50 of the Los Angeles Municipal Code (LAMC) and Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943).

Applicant: Mark Razeggi

Appellant: Stephen Marks on behalf of himself and 83 other neighbors

Recommended Actions:

1. **Adopt** the Findings.
2. **Find** project is exempt under Categorical Exemption pursuant to Los Angeles CEQA Guidelines, III, Section 1, Class 3, Category 2.
3. **Deny** the appeal and **sustain** Director of Planning's Conditional Approval of a Project Permit Compliance pursuant to LAMC Section 11.5.7 and Section 11 of the Mulholland Scenic Parkway Specific Plan.
4. **Deny** the appeal and **sustain** Director of Planning's Conditional Approval of Design Review pursuant to LAMC Section 16.50

Staff: Courtney Schoenwald (818) 374-9904

5. [APCSV-2014-778-ZC](#)

CEQA: ENV-2014-775-MND

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

Council District: 3 - Blumenfield

Location: 6904 North Eton Avenue

Expiration Date: 6/02/2015

Appeal Status: Appealable by Applicant
if Denied

PUBLIC HEARING COMPLETED OCTOBER 06, 2014

Proposed Project:

Construction of 19 multiple-family dwellings with a maximum of 14 dwelling units permitted by the proposed zone change to R3-1 and an additional 5 dwelling units permitted under the City's Density Bonus regulations established in LAMC Section 12.22-A.25(c) which will allow a 35% increase in density to 19 dwelling units with a minimum set aside of 11% (or 2 dwelling units) reserved Very Low Income households. No Incentives under the City's Density Bonus regulations are being requested by the applicant. The proposed project will be 2 stories with a loft level, 43 feet high, with a semi-subterranean parking garage having 19 parking spaces, on a 11,293 square foot lot.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2014-775-MND) for the above referenced project; and
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from the R2-1 RIO¹(Two-Family Dwelling Zone) to the R3-1 (Multiple Dwelling Zone).

Applicant: Pirouz Ghadoushi

Representative: Farzin Maly, Maly architects, Inc.

Recommended Actions:

1. **Approve** and **Recommend** that the City Council adopt Mitigated Negative Declaration, ENV-2014-775-MND;
2. **Disapprove** the requested Zone Change from R2-1-RIO to R3-1.
3. **Approve** and **Recommend** that the City Council **Adopt** a **Zone Change** from the requested R2-1-RIO to (T)(Q)R3-1-RIO, subject to the Conditions of Approval;
4. **Adopt** the findings; and
5. **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: Thomas Lee Glick (818) 374-5062

6. [VTT-72782-SL-1A](#)

CEQA: ENV-2014-880-MND

Plan Area: North Hollywood-Valley Village

Council District: 2 - Krekorian

Location: 5131 North Cartwright Street

Expiration Date: 11/14/14

Appeal Status: Further Appealable to
City Council

PUBLIC HEARING

Proposed Project:

The proposed project is for the subdivision of one-lot into eight-lots for the construction of eight three-story 35.5-foot tall new single-family dwellings, designed in the a townhome style, with 16 parking spaces in accordance with the City's Small Lot Subdivision Ordinance (No. 176,354) on a 12,150 net square-foot site after dedication in the RD1.5-1VL Zone.

Requested Action:

1. Pursuant to L.A.M.C. Section 17.06, an appeal of the entire decision of the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 72782-SL for a maximum of eight small lots and the construction of eight small lot single family dwellings in accordance with the Small Lot Subdivision Ordinance No. 176,354.
2. Appeal of Mitigated Negative Declaration No. ENV-2014-880-MND.

Applicant: Laron Turley - PHL NoHo Cartwright, LLC

Appellant: Robert L. Glushon on behalf of the Cartwright Avenue Neighbors

Recommended Actions:

1. **Deny** the Appeal;
2. **Sustain** the decision of the Deputy Advisory Agency; and
3. **Adopt** Mitigated Negative Declaration No. ENV-2014-880-MND.
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.
6. **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) 374-5043

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. (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 meeting regularly scheduled for Thursday, November 27, 2014 will be canceled in observance of Thanksgiving Day

The next regular meeting of the South Valley Area Planning Commission will be held at **4:30 p.m.** on **Thursday, December 11, 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.