

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 11, 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. 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 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**

A. Items of interest:

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

3. **COMMISSION RESOLUTION**

Subject:

A Resolution delegating the Commission's authority to the Director of Planning for approval of routine requests for time extension and/or continuances to act on legislative quasi-judicial land use applications and appeals.

Requestor: Department of City Planning

Recommended Actions:

Approve the Resolution permitting the Director of Planning to grant routine requests for extensions to time limits and/or continuances to act on legislative and quasi-judicial land use applications and appeals.

Staff: Bob Duenas, Senior City Planner

4. **[APCSV-2014-2529-ZC](#)**

CEQA: ENV-2014-2530-MND

Plan Area: North Hollywood-Valley Village

Council District: 2 - Krekorian

Location: 11430-11436 West
Hatteras Street

Expiration Date: 01/03/2015

Appeal Status: Appealable by
Applicant if Denied

PUBLIC HEARING COMPLETED OCTOBER 27, 2014

Proposed Project:

The proposed project includes the demolition of two existing single-family dwellings on two contiguous lots (totaling approximately 10,233 square feet of lot area and 2,168 square feet for half the alleys) constructed circa 1936 and replaced with the construction of a new 6 Story, 72 feet in height, mixed use (commercial-residential) development building consisting of the following: 5 residential floor levels (31 total residential units, approximately 34,855 square feet) over a ground floor level consisting of 1,500 square-foot commercial floor area for retail uses. The project will include one and one-half subterranean parking floor levels including a parking level on the street level of approximately 8,500 square feet. The total square-footage of the development will be approximately 36,355 square feet. The parking areas/levels will total approximately 19,864 square feet of non-floor area. A total of 67 on-site parking spaces will be provided for this project (60 for the residential use; 7 for the commercial use). On-site bicycle parking will be provided as

required by LAMC with additional bicycle parking provided to reduce onsite parking requirements. Residential unit mix will be as follows: twenty-four 2 Bedroom Units, six 2-Bedroom Units with lofts, one 3-Bedroom Unit for a total of 31 units.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2014-2530-MND) for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from the C2 (Commercial Zone) to the RAS4 (Residential Accessory Services Zone).
3. Pursuant to Section 12.32 of the Municipal Code, a **Height District Change** from Height District No. 1 to Height District No. 2.

Applicant: Hatteras Holding, LLC (Attention Arnold F. Paredes)
Representative: Tala Associates (Attention Kamran Kazemi)

Recommended Actions:

1. **Approve** and **Recommend** that the City Council adopt Mitigated Negative Declaration, ENV-2014-2530-MND.
2. **Disapprove** the requested **Height District Change** from Height District No. 1 to Height District No. 2.
3. **Approve** and **Recommend** that the City Council **Adopt** a **Zone Change** from the requested C2-1 to (T)(Q)RAS4-1, subject to the Conditions of Approval.
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 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

5. [DIR-2014-1825-SPP-1A](#)

CEQA: ENV-2014-1826-CE

Plan Area: North Hollywood/Valley Village

Council District: 2 - Krekorian
Location: 12208 Riverside Drive
Expiration Date: 12/24/14
Appeal Status: Not Further
Appealable

PUBLIC HEARING

Proposed Project:

The construction of a two-story, eight (8) unit apartment building over ground level parking on an approximately 12,150 square foot lot in the RD1.5-1 zone. The proposed project is at a height of 35-feet.

Requested Actions:

Two Appeals of the Director of Planning's **Conditional Approval of a Project Permit Compliance** pursuant to Section 11.5.7 C.6 of the Los Angeles Municipal Code (LAMC).

Applicant: Riverdell, LLC (Jacques Mashihi)

Appellants: 1) Matteo R. Muti
2) Lewis Schlesinger

Recommended Actions:

1. **Adopt** staff findings.
2. **Determine** a Categorical Exemption is appropriate under ENV-2014-1826-CE.
3. **Deny** the appeals.
4. **Sustain** the entire Determination of the Director of Planning and **Approve** Project Permit Compliance. DIR-2014-1825-SPP-1A.

Staff: Tom Henry (818) 374-5061

6. **AA-2010-550-PMLA-1A**

CEQA: ENV-2010-551-MND

Plan: Encino-Tarzana

Council District: 3 - Blumenfield

Location: 18500 West Tarzana Drive

Expiration Date: 12/15/14

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Proposed Project:

AA-2010-550-PMLA - parcel map for a maximum four parcel, single-family development on a 163,538 square-foot parcel (3.75 acres).

Applicant: Toros Yeranorian
Representative: Marco Brambilla

Appellant: David Garfinkle

Requested Action:

Appeal of the Deputy Advisory Agency's determination letter approving four lots. The appellant states that the number of lots should be limited to three due to Footnote 5 of the Encino-Tarzana Community Plan which requires a minimum lot size of one acre, 43,560 square feet, for single family residences in the Very Low I Residential designation where the average natural slope exceeds 15%.

Recommended Actions:

1. **Adopt** staff findings.
2. **Adopt** Mitigated Negative Declaration finding ENV-2010-551-MND.
3. **Deny** the appeal.
4. **Sustain** the entire Determination of the Deputy Advisory Agency and **Approve** Parcel Map AA-2010-550-PMLA.

Staff: Nelson R. Rodriguez (818) 374-9903

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, December 25, 2014 will be canceled in observance of Christmas Day

The next regular meeting of the South Valley Area Planning Commission will be held at **4:30 p.m.** on **Thursday, January 08, 2015** 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.