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

SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 22, 2015, 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, and 5.
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. Meeting Minutes for December 11, 2014

3. ZA-2013-2186-CU-ZV-1A

CEQA: ENV-2013-2187-MND
Plan: Van Nuys-North Sherman Oaks

Council District: 4 - LaBonge
Location: 5128 N. Hazeltine Avenue
Expiration Date: 02/09/15
Appeal Status: CUP not further appealable; Variance appealable to City Council if approved.

CONTINUED FROM JANUARY 08, 2015

PUBLIC HEARING

Requested Action:

An appeal of the Zoning Administrator's decision to Approve, pursuant to Los Angeles Municipal Code Section 12.24-W,51, a Conditional Use Permit authorizing the conversion of a 1,666 square-foot single-family dwelling into a child care facility serving up to 24 children, on a 9,011 square foot lot in the R1-1 Zone, and to Approve, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, a Zone Variance granting two (2) parking spaces within the front yard setback and more than 50% of the required front yard to be used for driveway and access not otherwise allowed per Section 12.21-C,1(g); and, to adopt Mitigated Negative Declaration ENV-2013-2187-MND as the environmental clearance for this action.

Applicant: Doha Zohbi, EMM Hazeltine, LLC
Representative: Robert L. Glushon, Luna & Glushon

Appellant: Theodore and Sam Leemon

Recommended Actions:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the decision of the Zoning Administrator's decision and **Approve:**
   a. **Conditional Use Permit** authorizing the conversion of a 1,666 square-foot single-family dwelling into a child care facility serving up to 24 children, on a 9,011 square foot lot in the R1-1 Zone (pursuant to Los Angeles Municipal Code Section 12.24-W,51); and

b. **Zone Variance** granting two (2) parking spaces within the front yard setback and more than 50% of the required front yard to be used for driveway and access not otherwise allowed per Section 12.21-C,1(g). (pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B).

4. **Adopt** Mitigated Negative Declaration ENV-2013-2187-MND.

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

4. **APCSV-2014-2837-ZC-BL-ZV**
CEQA: ENV-2014-2838-MND
Related Case: VTT-72880-SL (Small Lot Subdivision)

Council District: 12 - Englander
Location: 22720 W. Vanowen Str.
Expiration Date: 1/22/15
Plan Area: Canoga Park-Winnetka Woodland Hills-West Hills
Appeal Status: Zone Change and Building Line Removal are appealable by applicant if denied

PUBLIC HEARING COMPLETED DECEMBER 8, 2014

Proposed Project:
The demolition of the existing single-family dwelling, detached garage and barn and the construction of 20 single-family dwellings on 20 individual lots in a Small Lot Subdivision. The project site is approximately 104,000 square feet. The dwellings will be comprised of 15, two-story dwellings and 5, two-story dwellings with roof-top decks. The average lot size is approximately 4,800 square feet. The dwellings in the development will range in size from 2,654 square feet to 3,234 square feet. All dwellings will be 30 feet in height. The applicant is also providing a 6,175 private recreational area for the development. A total of 48 parking spaces will provided including 40 spaces per the Municipal Code with each dwelling having a two-car garage and eight (8) additional guest parking spaces in a surface lot.

Requested Actions:
1. **Adopt** the Mitigated Negative Declaration (ENV-2014-2838-MND) for the above referenced project, pursuant to Section 21082.1(c)(3) of the California Public Resources Code
2. **Zone Change** from the A1-1 (Agriculture Zone) to the RD5-1 (Restricted Density Multiple Dwelling Zone), pursuant to Section 12.32 of the Municipal Code.
3. **Building Line Removal** incident to a zone change to remove a 42-foot building line on Vanowen Street created by Ordinance No. 96195, pursuant to Section 12.32-R of the Municipal Code.
4. **Zone Variance** to permit a recreation lot with no main use in an RD5 zone, pursuant to Section 12.09.1-A.9.

Applicant: Paul and Cecile Glasner Trust
Representative: Tom Stemnock, Planning Associates, Inc
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Recommended Actions:
1. **Adopt** the Staff Findings.
2. **Recommend** that the City Council adopt Mitigated Negative Declaration, ENV-2014-2838-MND.
3. **Disapprove** the requested **Zone Change** from A1-1 to RD5.1.

4. **Recommend** that the City Council **Approve:**
   a. **Zone Change** from A1-1 to (T)(Q)RD6-1, subject to the Conditions of Approval.
   b. **Building Line Removal** for the 42-foot building line on Vanowen Street created by Ordinance No. 96195.
5. **Disapprove,** as an unnecessary entitlement request, the **Zone Variance** to permit a recreation lot with no main use in an RD zone.

Staff: Thomas Glick (818) 374-506

5. **DIR-2014-2092-SPR-1A**

CEQA: ENV-2014-2093-MND
Plan Area: Van Nuys-North Sherman Oaks
Council District: 6- Martinez
Location: 6530 Sepulveda Blvd.
Expiration Date: 1/26/15
Appeal Status: Not Further Appealable

PUBLIC HEARING

Proposed Project:
The construction of a five-story, 68-unit apartment building on an approximately 28,150 square-foot site. The building will be comprised of four levels of residential uses over one level of ground-floor parking and one level of subterranean parking, with a maximum building height of 60-feet.

Requested Actions:
Appeal of the entire Director of Planning's **Conditional Approval** dated December 10, 2014, of a Site Plan Review pursuant to Section 16.05 of the Los Angeles Municipal Code (LAMC).

Applicant: 6530 Sepulveda LLC (Owner)
Ground Up Development/Anabell Salazar (Applicant)

Appellant: Dan Williams

Recommended Actions:
1. **Adopt** the Director of Planning's Findings.
2. **Deny** the Appeal and **Sustain** the entire Determination of the Director of Planning and **Approve:**
   a. Site Plan Review.
3. **Adopt** ENV-2014-2093-MND.
4. **Advise** the applicant pursuant to Ca. Public Resources Code Section 21081.6, the City shall monitor and require evidence that the mitigation conditions, identified as ("MM") or as "Environmental Conditions" on the conditions page 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: Milena Zasadzien (818) 374-5054

6. 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, February 12, 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.