

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 23, 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, 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.planning.lacity.org>.

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

C. Meetings Minutes for March 25, 2015 and April 9, 2015

3. **DIR-2014-3280-SPP-1A**

CEQA: ENV-2014-3281-CE

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

Council District: 3 - Blumenfield

Expiration Date: 4/23/15

Location: 19971-20011 W. Ventura Blvd.

Appeal Status: Not Further Appealable

Proposed Project:

A Project Permit Compliance to permit the interior and exterior renovation of an existing commercial center, a change of use of 8,885 square feet of retail space to medical use and to permit a parking relief (waiver) for nine (9) required parking spaces, pursuant to Section 7.F.2 of the Ventura/Cahuenga Boulevard Corridor Specific Plan.

Requested Actions:

Appeal of the Director of Planning's Conditional Approval of Project Permit Compliance, pursuant to Section 11.5.7 of the Los Angeles Municipal Code (LAMC).

Applicant: Toldot Investment, LLC.

Representative: Babak Bardi, AIA

Appellant: John Ardalan, c/o 20000 Ventura, LLC

Recommended Actions:

1. **Adopt** the Director of Planning's modified findings.
2. **Grant the appeal in part** by modifying the Director's Conditional Approval and by modifying Condition A-10 of the Determination letter, as modified herein.
3. **Sustain** the Director of Planning determination of Project Permit Compliance Approval, as modified herein.
4. **Adopt** the environmental clearance, ENV 2014-3281-CE.

Staff: Jennifer Driver (818) 374-9916

4. **VTT-72379-SL-1A**

CEQA: ENV-2014-1532-MND

Plan Area: Van Nuys-North Sherman Oaks

Council District: 6 - Martinez

Expiration Date: 5/01/15

Location: 14614 Vanowen Street

Appeal Status: Further Appealable

Proposed Project:

VTT-72379-SL Small Lot Subdivision for a maximum nine lots on a 15,438 square-foot site.

Requested Actions:

The Deputy Advisory Agency's determination letter was appealed in its entirety to address the following concerns. (1) aesthetics and building design (2) height (3) setbacks (4) parking.

Applicant: Kamil Abdelmalak & Gihan Abdelmalak

Representative: Camille Zeitouny

Expeditor: Arsanious Michael Hanna

Appellant: Dennis M. Ryder

Recommended Actions:

1. Adopt the findings and conditions of the Deputy Advisory Agency with modifications.
2. Deny the appeal.
3. Adopt ENV-2014-1532-MND
4. Add conditions requiring: (1) a row of tall trees to screen the south side of the project, and (2) translucent glass on the upper level windows facing the south side of the project.
5. Correct two typographical errors in the Advisory Agency determination letter and update a matrix setback table to complement the matrix table shown on the revised map stamp-dated February 6, 2015.

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

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.** or **Thursday, May 14, 2015**
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.