

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 14, 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 NO. 3.

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. Minutes of Meeting - April 23, 2015

3. **ZA-2013-0664-ZAA-1A**

CEQA: ENV-2013-0665-CE

Plan: Hollywood

Council District: 4 - LaBonge

Location: 8145 W. Willow Glen Road

Expiration Date: 5/14/15 Ext.

Appeal Status: Not further appealable
to City Council

**Continued from July 10, 2014, September 11, 2014, October 23, 2014, December 11, 2014,
and March 12, 2015**

PUBLIC HEARING

Requested Action:

AN APPEAL of the Zoning Administrator's decision pursuant to the provisions of Section 12.28 of the Los Angeles Municipal Code, to approve a Zoning Administrator's Adjustment from Section 12.07.01-C,4 of the Municipal Code granting a reduced lot area of 9,959 square feet in lieu of the 11,000 square feet otherwise required in the RE11-1 Zone for Lot "2"; and ,reduced lot width of approximately 59 feet 3 inches for Lot "1" and 47 feet 2 inches for Lot "2" in lieu of the otherwise permitted lot width of 70 feet in the RE11-1 Zone, and the decision to adopt the action of the lead agency in issuing a Categorical Exemption (ENV-2013-0665-CE) as the environmental clearance for this action.

Applicant: Michael Bykov

Representative: Gregory Mazler

Appellant: Paul Edelman, Deputy Director for Natural Resources and Planning
(Santa Monica Mountains Conservancy)

Recommended Actions:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the decision of the Zoning Administrator and approve:
 - a. Zoning Administrator's Adjustment from Section 12.07.01-C,4 granting a reduced lot area of 9,959 square feet in lieu of the 11,000 square feet otherwise required in the RE11-1 Zone for Lot "2"; and , reduced lot width of approximately 59 feet 3 inches for Lot "1" and 47 feet 2 inches for Lot "2" in lieu of the otherwise permitted lot width of 70 feet in the RE11-1 Zone.
4. **Adopt** the action of the Lead Agency in issuing a Categorical Exemption ENV 2013-0665-CE as the environmental clearance for this action.

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

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.** or **Thursday, May 28, 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.