

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 11, 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 & 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 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

3. **APCSV-2014-3868-ZC**

CEQA: ENV-2014-3869-MND

Plan Area: Reseda-West Van Nuys

Council District: 3 - Blumenfield

Location: 18529 W. Calvert Street

Expiration Date: 6/11/15

Appeal Status: Zone Change may be appealed by the applicant if denied

PUBLIC HEARING HELD ON APRIL 20, 2015

Proposed Project:

The construction of a new 24-unit apartment building, comprised of three levels of residential uses, over one level of subterranean parking, with a maximum height of 45-feet, located on a lot totaling 16,561 sq-ft in area. The project will utilize a by-right Affordable Housing Density Bonus for a 20% increase in density (allowing for four additional units) in exchange for setting aside one unit for Very Low Income residents. The project will include 46 vehicle parking spaces and 27 bicycle spaces.

Requested Actions:

1. Pursuant to Section 21082.1 of the California Public Resources Code, consideration of the **Mitigated Negative Declaration** (ENV-2014-3869-MND) for the above referenced project;
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change from RA-1-K-RIO** (Suburban Zone within an Equinekeeping District and River Improvement Overlay District) **to [T][Q]R3-1-RIO** (Multiple Dwelling Zone within a River Improvement Overlay District).

Applicant: Armin Gahari, G.A. Engineering
Representative: Eric Lieberman, QES, Inc.

Recommended Actions:

1. **Adopt** the Findings.
2. **Adopt** the **Mitigated Negative Declaration** (ENV-2014-3869-MND) and accompanying **Mitigation Monitoring Program**.
3. **Deny** the **Zone Change request as filed** for a **Zone Change** from RA-1-K-RIO to [T][Q]R3-1-RIO.
4. **Approve** and **recommend** that the City Council **approve** the **Zone Change** from RA-1-K-RIO to (T)(Q)R3-1-K-RIO for the subject property, with conditions of approval.

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.

Staff: Milena Zasadzien (818) 374-5054

4. [DIR-2014-3611-DRB-SPP-MSP-1A](#)

CEQA: ENV-2014-3612-CE

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

Council District: 2 - Krekorian

Expiration Date: 6/24/15

Location: 3619 Goodland Drive

Appeal Status: Not Further Appealable

Proposed Project:

The construction of a new 4,420 gross square-foot single-family residence that includes a 330 square-foot basement, a 400 square-foot garage, and 230 square feet of covered patio. The project has 3,460 calculated square feet (Residential Floor Area) that subtracts required covered parking, basement, and some patio area, on a 22,640 square-foot lot. The proposed project's maximum height is 24 feet and six (6) inches. The project requires 1,270 cubic yards of cut, and 1,270 cubic yards of export. The project is located in the Outer Corridor, is downslope, 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 of the Los Angeles Municipal Code (LAMC).

Applicant: Hila Moverman

Appellant: Jon Brouse, Shelby and Jorge Haro, Michelle and Eric Allen, Jill Karrenbrock,
Scott and Maria Montoya

Recommended Actions:

1. **Adopt** the Findings.
2. **Find** project is exempt under Categorical Exemption pursuant to Los Angeles CEQA Guidelines, Article III, Section 1, Class 3, Category 1.
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. [DIR-2014-3613-DRB-SPP-MSP-1A](#)

CEQA: ENV-2014-3614-CE

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

Council District: 2 - Krekorian

Expiration Date: 6/24/15

Location: 3623 Goodland Drive

Appeal Status: Not Further Appealable

Proposed Project:

The construction of a new 4,160 gross square-foot single family residence that includes a 360 square-foot basement, and a 500 square-foot garage. The project has 3,400 calculated square feet (Residential Floor Area) that subtracts required covered parking, and basement area, on a 25,404 square-foot lot. The proposed project's maximum height is 18 feet. The project requires 1,680 cubic yards of cut, and 1,680 cubic yards of export. The project is located in the Outer Corridor, is downslope, 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 of the Los Angeles Municipal Code (LAMC).

Applicant: Hila Moverman

Appellant: Jon and Stephanie Brouse, Jeff Egert

Recommended Actions:

1. **Adopt** the Findings.
2. **Find** project is exempt under Categorical Exemption pursuant to Los Angeles CEQA Guidelines, Article III, Section 1, Class 3, Category 1.
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

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.** or **Thursday, June 25, 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.