

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 25, 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(s). 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.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

C. Meeting Minutes for May 28, 2015 & June 11, 2015.

3. **TT-72492-M1- 1A**

CEQA: ENV-2013-3411-MND

Related Cases: ZA-2014-2139-ZAA;
ZA-2015-1369-ZAA

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

Council District: 3 - Blumenfield

Location: 19731-19737 West Stagg Street
& 7733 North Corbin Avenue

Expiration Date: 7/01/15

Appeal Status: Further Appealable to City
Council

PUBLIC HEARING

WRITTEN REQUEST TO WITHDRAW THE APPEAL RECEIVED ON JUNE 11, 2015

Proposed Project:

Modification of proposed Map layout to TT-72492-M1 to relocate to the south a portion of the private street for a maximum 16 single-family lots as shown on revised map stamp-dated March 27, 2015.

Requested Actions:

The Deputy Advisory Agency's determination letter was appealed in part to address a privacy concern of the neighboring residences fronting on the south side of Ingomar Street immediately north of the project site. The concern is due to the relocation of the private street causing Lots 11-16 of TT-72492 to be shifted north to abut the residences on the south side of Ingomar Street.

Applicant: Soheil (Sam) Navidbaksh
Representative/Expeditor: Ken Stockton Architects, Inc.

Appellant: Goerge M. Ajouri

Recommended Actions:

1. **Sustain** the findings and conditions of the Deputy Advisory Agency;
2. **Deny** the appeal;
3. **Adopt** ENV-2013-3411-MND.

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

4. [APCSV-2014-4194-ZC-CDO-SPPA](#)

CEQA: ENV-2014-4195-MND

Plan Area: Reseda-West Van Nuys

Council District: 3 - Blumenfield

Location: 18840-18860 W. Sherman Way

Expiration Date: July 14, 2015

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

Community Design Overlay Plan Approval and Adjustment are final unless appealed.

PUBLIC HEARING HELD ON MAY 04, 2015

Proposed Project:

The proposed project consists of the construction and use of a 49-unit multi-family residential development and 1,344 square feet of commercial uses on an existing 36,221 square foot lot. The project will include a three-story building, not to exceed 50 feet in height, with a ground-floor level designated for the commercial uses and for parking and three levels above the ground-floor level designated for the residential units. All on-site parking will be provided in the ground-floor level with 92 spaces provided for the residential apartments and 3 spaces for the retail uses. Additionally, 57 bicycle parking spaces are provided in the proposed project pursuant to the Municipal Code requirements. The proposed development will provide 9,399 square feet of common recreational uses and open space areas.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (**ENV-2014-4195-MND**) for the above referenced Project.
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code, a **Zone Change** from the [Q]C2-1VL-CDO-RIO and [Q]P-1VL-CDO-RIO to [Q]RAS4-IVL-CDO-RIO.
3. Pursuant to Section 13.08-E.3 of the Municipal Code, a **Community Design Overlay Plan Approval** for the construction of a new 49-unit apartment building within the Reseda Central Business District Community Design Overlay District (Ordinance Nos. 176,557 and 176,558).
4. Pursuant to Section 13.17-G.3 of the Municipal Code, an **Adjustment** from the River Improvement Overlay District to permit a reduction in the minimum 10-foot landscape buffer, as established in LAMC 13.17-F.4(a), to 8 feet.

Applicant: Demitri Samaha, Reseda 18860, LLC

Representative: Athena Novak, AHN and Associates

Recommended Actions:

1. **Adopt** the Findings, including the environmental findings.
2. **Approve** and **Recommend** that the City Council certify the Mitigated Negative Declaration for the proposed project under case number ENV-2014-4195-MND;
3. **Disapprove** the requested **Zone Change** from [Q]C2-1VL-CDO-RIO and [Q]P-1VL-CDO-RIO to [Q]RAS4-IVL-CDO-RIO;
4. **Approve** and **recommend** that the City Council adopt a **Zone Change** [Q]C2-1VL-CDO-RIO and [Q]P-1VL-CDO-RIO to (T)(Q)RAS4-1-CDO-RIO, subject to the conditions of approval;
5. **Approve** a **Community Design Overlay Plan Approval** for the construction of a new 49-unit apartment building within the Reseda Central Business District Community Design Overlay District (Ordinance Nos. 176,557 and 176,558), subject to the conditions of approval;
6. **Approve** an **Adjustment** from the River Improvement Overlay District to permit a reduction in the minimum 10-foot landscape buffer as established in LAMC 13.17-F.4(a) to a minimum landscape buffer of 8 feet;

7. **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; and

Staff: Thomas Glick (818) 374-5062

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, July 09, 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.