

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JULY 09, 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(s) NO. 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

3. **APCSV-2015-374-ZC-BL**

CEQA: ENV-2015-375-MND

Plan Area: Reseda-West Van Nuys

Council District: 6 - Martinez

Location: 17150 West Roscoe Boulevard

Expiration Date: 7/19/2015

Appeal Status: Zone Change/Building Line
Removal may be appealed only by the
applicant if denied

PUBLIC HEARING HELD ON MAY 05, 2015

Proposed Project:

A zone change for the construction, use, and maintenance of five small lot homes and two traditional single family dwellings.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32-F, a **Zone Change** from RA-1 to RD3-1 and R1-1.
2. Pursuant to LAMC Section 12.32-R, a **Building Line Removal** to remove a 25-foot building line along the southerly side of Roscoe Boulevard.
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of a **Mitigated Negative Declaration** and required findings for the above-referenced project
4. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the Mitigation Monitoring Program for ENV-2015-375-MND.

Applicant: Evenhaim Living Trust

Representative: Rogelio Navar/California Home Builders

Recommended Actions:

1. **Adopt** the Staff Findings.
2. **Approve** and **Recommend** that the City Council Approve:
 - a. Zone Change from RA-1 to (T)(Q)RD3-1 and (T)R1-1.
 - b. Building Line Removal to remove a 25-foot building line along the southerly side of Roscoe Boulevard.
3. **Adopt** Mitigated Negative Declaration No. ENV-2015-375-MND for the above-referenced project.
4. **Adopt** Mitigation Monitoring Program for Mitigated Negative Declaration No.ENV-2015-375-MND

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.
6. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: May Sirinopwongsagon (213) 978-1372

4. [TT-72725-CN-1A](#)

CEQA: ENV-2014-2510-MND

Related Cases: DIR-2014-2411-SPP

Plan Area: North Hollywood-Valley Village

Council District: 2 - Krekorian

Location: 5258 North Hermitage Avenue

Expiration Date: 7/23/15

Appeal Status: Further Appealable to City Council

PUBLIC HEARING

Proposed Project:

TT-72725-CN composed on one lot to develop five new condominium units as shown on revised map stamp-dated September 4, 2014.

Requested Actions:

The Deputy Advisory Agency's determination letter was appealed in part to address the following concerns: 1) illegal demolition causing asbestos and lead based toxins to be released, 2) high noise due to construction activity, 3) tree removal without permits (disturbance to bird nests).

Applicant: Joe Salem
Representative: Thomas Lacobellis

Appellant: Jennifer Getz

Recommended Actions:

1. **Sustain** the findings and conditions of the Deputy Advisory Agency;
2. **Deny** the appeal;
3. **Adopt** ENV-2014-2510-MND.

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.

The Deputy Advisory Agency's determination letter was appealed in part to address the following concerns: 1) illegal
South Valley Area Planning Commission 3 JULY 09, 2015

demolition causing asbestos and lead based toxins to be released, 2) high noise due to construction activity, 3) tree removal without permits (disturbance to bird nests).

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 23, 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.