

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, OCTOBER 08, 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 532, 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**

Items of interest:

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

3. **ZA-2014-1232-F-1A**

CEQA: ENV-2014-1233-CE

Plan Area: Encino-Tarzana

Council District: 5 - Koretz

Location: 16102 Sandy Lane

Expiration Date: 10/24/15

Appeal Status: Not Further Appealable

PUBLIC HEARING

Requested Actions:

An Appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-X,7, to approve a Zoning Administrator's determination to allow the continued use of a maximum 8-foot high fence located within the front, side and rear yard setback in the RE15-1 Zone, and to adopt the Categorical Exemption ENV-2014-1233-CE as the environmental clearance for this project.

Applicant: Harvey and Judy Paley
Representative: Diahanne Payne, Plans Are Us

Appellant: Same

Recommended Actions:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the Zoning Administrator's decision to:
 - a. **Approve** a Zoning Administrator's determination to allow the continued use of a maximum 8-foot high fence located within the front, side and rear yard setback in the RE15-1 Zone.
4. **Adopt** the Categorical Exemption ENV-2014-1233-CE as the environmental clearance for this project.

Staff: Jack Chiang (213) 978-3304

4. [ZA-2013-1789-ZV-SPP-1A](#)
CEQA: ENV-2013-1795-ND
Plan Area: Encino-Tarzana

Council District: 3 - Blumenfield
Location: 18840 West Ventura Boulevard
Expiration Date: 10/24/15
Appeal Status: No further appeal if denied

PUBLIC HEARING

Requested Actions:

An Appeal of the Zoning Administrator's decision to approve, pursuant to Charter Section 562 and Los Angeles Municipal Code (LAMC) Section 12.27-B, a Variance from Section 12.21-A,4(d)(3) of the Municipal Code to allow 69 vehicle and eight bicycle parking spaces in lieu of 79 parking spaces otherwise required, in conjunction with the conversion of 6,000 square feet of commercial office space to medical office space within an existing 24,960 square-foot commercial/medical office building, on property located in the C2-1VL-D Zone; and to approve, pursuant to LAMC Section 11.5.7-C and Section 9 of the Ventura/Cahuenga Boulevard Corridor Specific Plan, a Project Permit Compliance Review to permit the conversion of 6,000 square feet of office use to medical office use and the addition of eight bicycle parking spaces to be added to the existing 69 vehicle parking spaces of a surface parking lot; and to adopt Negative Declaration ENV-2013-1795-ND as the environmental clearance for this project.

Applicant: Fuad F. Rafidi, Rimal LLC
Representative: Athena Novak, AHN & Associates

Appellant: Leonard J. Shaffer

Recommended Actions:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the action of the Zoning Administrator to:
 - a. **Approve** a Variance from Section 12.21-A,4(d)(3) of the Municipal Code to allow 69 vehicle and eight bicycle parking spaces in lieu of 79 parking spaces otherwise required, in conjunction with the conversion of 6,000 square feet of commercial office space to medical office space within an existing 24,960 square-foot commercial/medical office building, on property located in the C2-1VL-D Zone; and
 - b. **Approve** a Project Permit Compliance Review to permit the conversion of 6,000 square feet of office use to medical office use and the addition of eight bicycle parking spaces to be added to the existing 69 vehicle parking spaces of a surface parking lot.
4. **Adopt** Negative Declaration ENV-2013-1795-ND as the environmental clearance for this project.

Staff: Jim Tokunaga (213) 978-1307

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, October 22, 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.