

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, OCTOBER 22, 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). 3, 4, 5, and 6.

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 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. Meeting Minutes for September 24, 2015

3. **DIR-2015-938-DRB-SPP-MSP-1A**

CEQA: ENV-2015-0939-CE

Plan Area: Bel Air – Beverly Crest

Council District: 5 - Koretz

Expiration Date: 10/22/15 Extended

Location: 2471 Nalin Drive

Appeal Status: Not Further Appealable

Proposed Project:

The construction of a new single-family home of 1,291 square feet of calculated Residential Floor Area, with an additional 400 square-foot garage, 96 square-feet of covered patio area, and an 858 square-foot basement on a 4,194 square-foot lot. The gross total area of the project is 2,645 square feet, which adds the living area, garage area, and patio together. The project's maximum height is 29 feet and six (6) inches.

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: Rumen B. Petkov

Appellant: Paul and Jill Brindley

Recommended Actions:

1. **Adopt** the Director of Planning's Findings.
2. **Deny** the appeal.
3. **Sustain** the entire Determination of the Director of Planning and Approve:
 - a. Project Permit Compliance with Design Review.
4. **Adopt** ENV-2015-0939-CE as the environmental clearance for this project.

Staff: Tom Henry (818) 374-5061

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

Continued from October 8, 2015

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. [DIR-2014-2446-SPP-1A](#)
CEQA: ENV-2014-2444-MND
Related Case: VTT-72932-SL
Plan Area: North Hollywood/Valley Village

Council District: 2 - Krekorian
Expiration Date: 10/24/2015
Location: 11580-11594 West Riverside Drive
and 4748 – 4752 North Irvine Avenue
Appeal Status: Not Further Appealable

Proposed Project:

The construction of sixteen (16) single family dwellings, each three stories with two covered parking spaces, on an approximately 20,792.25 square-foot lot in the [Q]R3-1 zone. The proposed units are at a height of 30-feet.

Requested Actions:

An Appeal of the Director of Planning's **Conditional Approval of a Project Permit Compliance** pursuant to Section 11.5.7 C.6 of the Los Angeles Municipal Code (LAMC).

Applicant: John D. Larday c/o Frank Lawrence

Appellants: Glenn Block & Nickie Bryar; Babette Wilk; William Sindelar; Steven & Ria Brisk; Francis Pereira, Ph.D.; and Jeanne Petrone

Recommended Actions:

1. **Adopt** the Director of Planning's Findings.
2. **Deny** the appeals.
3. **Sustain** the entire Determination of the Director of Planning and **Approve:**
 - a. Project Permit Compliance.
4. **Adopt** ENV-2014-2444-MND.

Staff: Tom Henry (818) 374-5061

6. [VTT-72932-SL-1A](#)
CEQA: ENV-2014-2444-MND
Related Case: DIR-2014-2446-SPP
Plan Area: North Hollywood-Valley Village

Council District: 2 - Krekorian
Expiration Date: 10/22/15 Extended
Location: 11580-11594 West Riverside Dr.
and 4748-4752 North Irvine Avenue
Appeal Status: Further Appealable to City Council

Proposed Project:

VTT-72932-SL of an approved 16 Lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354 on a 20,792 square-foot parcel.

Requested Actions:

The Deputy Advisory Agency's determination letter was appealed in its entirety to address the following key concerns: 1) Density, 2) Height, 3) Parking, 4) Yard & Passageway, 5) Access, 6) Traffic congestion, and 7) Walls

Applicant: John D. Larday c/o Frank Lawrence

Appellants: (1) Glenn Block & Nickie Bryar; (2) William Sindelar; (3) Babette Wilk; (4) Francis Pereira, Ph.D.; (5) Ria M. & Steven M. Brisk

Recommended Actions:

1. **Deny** the appeals.
2. **Sustain** the findings and conditions of the Deputy Advisory Agency.
3. **Adopt** ENV-2014-2444-MND.

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

7. **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, November 12, 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.