

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 24, 2016, 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

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, & 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 online 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 2/25/16

3. **ZA-2015-0008-CUB-1A**

CEQA: ENV-2015-0009-CE

Related Cases: ZA-1987-0910-E,
ZA-2010-3422-CUB

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

Council District: 2 - Krekorian

Location: 11288 West Ventura Blvd., Units C & D

Expiration Date: 4/14/16 Ext.

Appeal Status: Not Further Appealable

PUBLIC HEARING

MOVED PER THE APPLICANT'S REQUEST FROM 2/11/16

Requested Actions:

An appeal of Conditions 7c, 17, and 18 of the Zoning Administrator's decision in approving pursuant to Los Angeles Municipal Code Section 12.24-W, 1, a Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with the proposed expansion of an existing restaurant in the C2-1VL Zone; and in adopting the action of the Lead Agency in issuing a Categorical Exemption ENV-2015-0009-CE as the environmental clearance for the project.

Applicant: Jerry Greenberg, Sushi Nozawa, LLC

Representative: Valerie Sacks, Liquor License Specialists

Appellant: Same

Recommended Actions:

1. Adopt the findings of the Zoning Administrator.
2. Deny the appeal.
3. Sustain the Zoning Administrator's decision and Approve:
 - a. A Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with the proposed expansion of an existing restaurant in the C2-1VL Zone.
4. Adopt the action of the Lead Agency in issuing a Categorical Exemption ENV-2015-0009-CE as the environmental clearance for the project.

Staff: Rocky Wiles (213) 202-5464

4. [DIR-2013-3020-DRB-SPP-MSP-1A](#)
CEQA: ENV-2013-3022-CE

Council District: 11 - Bonin
Expiration Date: 4/13/16
Plan: Brentwood-Pacific Palisades
Appeal Status: Not Further Appealable

PUBLIC HEARING

Location: 16930 Mulholland Drive

Proposed Action:

The construction of a new, 11,978 square-foot, single-family residence that also has a 4,096 square-foot subterranean garage, a 5,053 square-foot basement, and covered patio/porch balcony areas of 203 square feet, on a 270,201 square-foot lot. The total gross area is 21,330 square feet. The project also includes a swimming pool, retaining walls, and landscaped yard. The proposed project's maximum height is 30 feet. The project requires 7,800 cubic yards of cut and 4,500 cubic yards of fill, as well as 3,300 cubic yards of export. The project is located in the Inner Corridor, is upslope, is subject to the Baseline Hillside Ordinance and is visible from Mulholland Drive.

Requested Action:

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: Mahsa Tajbakhsh

APPELLANT: Verne Tjarks

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** Director of Planning's Conditional Approval of a Project Permit Compliance and Design Review pursuant to LAMC Section 11.5.7 and 16.50, and Section 11 of the Mulholland Scenic Parkway Specific Plan, including the environmental clearance, ENV-2013-3022-CE, and the associated findings.

Staff: Courtney Schoenwald (818) 374-9904

5. [ZA-2014-4376-CUW-1A](#)
CEQA: ENV-2014-4377-MND
Plan Area: Encino-Tarzana

Council District: 3 - Blumenfield
Location: 6047 North Tampa Avenue
Expiration Date: 3/31/16
Appeal Status: Not Further Appealable

PUBLIC HEARING

Requested Actions:

An appeal of the Zoning Administrator's decision to approve, pursuant to Los Angeles Municipal Code Section 12.24-W,49, a Conditional Use to authorize the construction and maintenance of a rooftop wireless telecommunications facility on an existing commercial building with a height of 50 feet 2 inches in lieu of the 45 feet permitted in the [Q]C1.5-1VLD Zone, and to adopt Mitigated Negative Declaration No. ENV-2014-4377-MND as the environmental clearance for the project.

Applicant: Verizon Wireless, Theophilus Blackshear
Representative: Sarah Goldman, Synergy Development Services, Inc.

Appellant: Laurie E. Koff

Recommended Actions:

1. Adopt the findings of the Zoning Administrator.
2. Deny the appeal.
3. Sustain the Zoning Administrator's decision and Approve:
 - a. A Conditional Use to authorize the construction and maintenance of a rooftop wireless telecommunications facility on an existing commercial building with a height of 50 feet 2 inches in lieu of the 45 feet permitted in the [Q]C1.5-1VLD Zone
4. Adopt Mitigated Negative Declaration No. ENV-2014-4377-MND.

Staff: Maya Zaitzevsky (213) 978-1416

6. [VTT-73343-CN-1A](#)
CEQA: ENV-2014-4930-MND
Plan Area: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3 - Blumenfield
Expiration Date: 3/24/16 Extended
Location: 5410 N. Quakertown Avenue
Appeal Status: Further Appealable

Proposed Project:

VTT-73343-CN is an approved 95 new residential condominium with 95 units and with 224 parking spaces (34 are guest spaces) and 180 bicycle spaces on a 56,100 square-foot lot. The Project includes a ministerial (by right) approval of a Density Bonus (Code Section 12.22-A.25) for 25 additional units in exchange for providing 11 units for persons with very low incomes with no on-menu or off-menu incentives.

Requested Actions:

The Deputy Advisory Agency's determination letter was appealed in its entirety to address the following key concerns: 1) Inconsistent with the City's General Plan, Land Use Element, 2) Design and improvement of the Map is inconsistent with the City's General Plan, Land Use Element, 3) The Mitigated Negative Declaration is inadequate for Aesthetics, Biological, Land Use, Noise, and Traffic.

Applicant: Woodland Hills Apartment, LLC

Representative: George Saad & Neil Brower

Appellant: Emil Moskowitz on behalf of Quakertown Neighbor's Coalition

Representative: Robert Glushon, Luna & Glushon

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the findings and conditions of the Deputy Advisory Agency with the following changes: deletion of the landscaping condition C-3.
3. **Adopt** the Mitigated Negative Declaration, approved (ENV-2014-4930-MND) and associated Mitigation Monitoring Program.

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, April 14, 2016**
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.