

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 28, 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. 3.

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 3/24/16

D. Training on Findings

3. **[DIR-2015-1807-SPP-1A](#)**

CEQA: Addendum to ENV-2008-3471-EIR-ADD2; SCH No. 1990011055

Council District: 3 - Blumenfield

Expiration Date: 5/08/16

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

Appeal Status: Not Further Appealable

PUBLIC HEARING

Location: 5955 N. De Soto Avenue, Woodland Hills, CA 91367

Proposed Action:

The construction of a Multiple-Phased, Mixed-Use development:

Phase 1: The demolition of an existing 55,398 square-foot commercial building and the construction of a **seven-story mixed-use building with 170 dwelling units (including 13 Work-Live units)**, totaling 192,509 square feet of floor area, on an approximately 2.9-acre site. The building will have a maximum building height of 88 feet, 176,564 square feet of Residential Floor Area, 15,945 square feet of Non-Residential Floor Area (including 5,711 square feet for a restaurant use, and the remaining 10,234 square feet used as the work portion of the Work-Live units). A total of 164 vehicle spaces are required during this phase and 258 vehicle spaces are proposed within the subterranean, first, and second floors of the building, 83 of which may be located within a temporary surface parking lot along the western side of the site. In addition, 193 bicycle parking spaces are required and proposed. The Project requires 18,061 square feet of Publically Accessible Open Space (PAOS) and is proposing 19,094 square feet of PAOS. In addition, the Project features 14,538 square feet of private open space for building residents.

Phase 2: The removal of the temporary surface parking lot and the construction of an approximately **176,387 square-foot, nineteen-story, commercial office building** with 166,480 square feet of office space and approximately 9,907 square feet of restaurant and commercial uses, with 490 automobile parking spaces. Upon completion of the two phases, the Project will include 368,896 square feet of floor area, comprised of 176,564 square feet of Residential Floor Area and 192,332 square feet of Non-Residential Floor Area. At the completion of Phase 2, a total of 331 vehicle spaces are required and 490

vehicle spaces are proposed. In addition, at the completion of Phase 2, 254 bicycle stalls will be required and provided. At the completion of this Phase, the Project will provide 18,526 square feet of PAOS.

No signage is requested as part of this Project. Signage shall be approved under a separate application consistent with the provisions of the Warner Center Sign District (Ordinance No. 183,174; effective August 20, 2014).

Requested Action:

Appeal of the entire Director of Planning's **Conditional Approval** of a Project Permit Compliance Review pursuant to Section 11.5.7 of the LAMC and the Warner Center 2035 Plan, for the construction of a Multiple-Phased, Mixed-Use development, with 368,896 square-feet of total floor area, composed of 176,564 square-feet of Residential floor area and 192,332 square-feet of Non-Residential floor area.

APPLICANT: Brian Lezak/Majestic Asset Management, Inc.

APPELLANT: John S. Hamilton/5901 Associates, LLC.

Recommended Action:

1. **Deny** the appeal; and
2. **Sustain** the entire determination of the Director of Planning, including findings and environmental clearance, Addendum to ENV-2008-3471-EIR-ADD2.

Staff: Jennifer Driver (818) 374-9916

4. 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, May 12, 2016**
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 seven (7) working days prior to the meeting by calling the Commission Executive

Assistant at (213) 978-1300 or by e-mail at APCSouthValley@lacity.org.