

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

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING - AGENDA
THURSDAY, SEPTEMBER 22, 2016, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

CORRECTED

Steve Cochran, President
Lydia Drew Mather, Vice President
Rebecca Beatty, Commissioner
Mark Dierking, Commissioner
Janny H. Kim, Commissioner

Renee Glasco, 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) 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 agendized 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 <http://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 agendized 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

1. **DEPARTMENTAL REPORT**

A. Items of interest:

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Approval of Minutes - July 14, 2016

3. **NEIGHBORHOOD COUNCIL PARTICIPATION**

Presentation by neighborhood council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

4. **ZA-2014-1230-ZAA-F-1A**

CEQA: ENV-2014-1231-CE

Plan Area: Encino-Tarzana

Council District: 5 - Koretz

Location: 16110 Sandy Lane

Expiration Date: October 16, 2016

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Requested Action:

An appeal, in part, of the Zoning Administrator's decision to deny, pursuant to Los Angeles Municipal Code (LAMC) Section 12.28, an adjustment to allow the continued use and maintenance of an existing 6-1/2 feet in height driveway gate, and an existing fence/and brick wall in the front yard with a height varying from 6.5 to 9.7 feet in the front yard and 8.11 feet in the side yard in lieu of the 3.5 feet and 6 feet maximum permitted, by LAMC Sections 12.22-C,20(f)(2) and (3) respectively in the RE15-1-H Zone; and

The Zoning Administrator's decision to approve, pursuant to LAMC Section 12.28, an adjustment to allow an existing accessory structure and deck to continue to maintain a 2- to 3-foot rear yard in lieu of the minimum 5 feet required by LAMC Section 12.21-C,5(e) in the RE15-1-H Zone, and; to approve an Adjustment to allow the construction of a new fence above an existing 3-foot brick wall on the westerly property line within the front and side yards with a maximum height of 4.5 to 6.5 feet in the front yard and side yard in lieu of the maximum height of 3-1/2 feet and 6 feet, respectively, by LAMC Sections 12.22-C,20(f)(2); and (3). Find that the project is Categorical Exempt, ENV-2014-1231-CE from the environmental review pursuant to Article III, Section 1 and Class 3, Category 6 of the City of Los Angeles CEQA Guidelines.

Applicant: Dr. and Mrs. Harvey Paley
Representative: Diahanne Payne, Plans are Us

Appellant: Benjamin Golshani

Recommended Actions:

1. **Find** that the project is Categorical Exempt, ENV-2014-1231-CE from the environmental review pursuant to Article III, Section 1 and Class 3, Category 6 of the City of Los Angeles CEQA Guidelines.
2. **Deny** the Appeal.
3. **Sustain** the Zoning Administrator's decision to: deny:
 - a. an adjustment to allow the continued use and maintenance of an existing 6-1/2 feet in height driveway gate, and an existing fence/and brick wall in the front yard with a height varying from 6-1/2 to 9.7 feet in the front yard and 8.11 feet in the side yard in lieu of the 3-1/2 feet and 6 feet maximum permitted in the RE15-1-H Zone; and
 - b. the Zoning Administrator's decision to approve an adjustment to allow an existing accessory structure and deck to continue to maintain a 2- to 3-foot rear yard in lieu of the minimum 5 feet in the RE15-1-H Zone, and
 - c. an Adjustment to allow the construction of a new fence above an existing 3-foot brick wall on the westerly property line within the front and side yards with a maximum height of 4-1/2 to 6-1/2 feet in the front yard and side yard in lieu of the maximum height of 3-1/2 feet and 6 feet.
4. **Adopt** the Zoning Administrator's Findings.

Staff: Maya Zaitzevsky (818) 374-5069

5. **APCSV-2016-1051-ZC-ZAA-BL**
Related Case: CPC-29811
CEQA: ENV-2016-1052-MND
Plan Area: Encino-Tarzana

Council District: 3 - Blumenfield
Location: 18535 West Burbank
Expiration Date: October 25, 2016
Appeal Status: Zone Change and Building Line Removal appealable by the Applicant if denied; Zoning Administrator's Adjustment further appealable to City Council

PUBLIC HEARING - AUGUST 15, 2016

Proposed Project:

The removal of the existing surface parking lot and the construction of a new 14-unit multi-family apartment structure, at a height of 43 feet in four (4) stories with 20 parking spaces on an approximate 10,729 square-foot lot.

Applicant: Richard Moss, 18535 Burbank LLC
Representative: Jody Wood, JW Expediting

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2016-1052-MND) for the above referenced project;
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code, a **Zone Change** from the R1-1 to (Q)R3-1;

3. Pursuant to Section 12.32-R of the Los Angeles Municipal Code, a **Building Line Removal** of a 19-foot building line on the north side of Burbank Boulevard established under Ordinance No. 98921; and
4. Pursuant to Section 12.28 of the Los Angeles Municipal Code, an **Adjustment** to permit relief from the density requirements of the R3 zone to allow the project to round-up from 13.4 units to 14 units.

Recommended Action:

1. **Recommend** that the City Council approve the Mitigated Negative Declaration for the Proposed Project under Case No. **ENV-2016-1052-MND** and the associated Mitigation Monitoring Program;
2. **Approve** and **Recommend** that the City Council **adopt** a Zone Change R1-1 to (T)(Q) R3-1, subject to the Conditions of Approval;
3. **Approve** and **Recommend** that the City Council **approve** the Building Line Removal to remove a 19-foot building line on the north side of Burbank Boulevard established under Ordinance No. 98921, and
4. **Deny** the requested Zoning Administrator's Adjustment, pursuant to Section 12.28, to request an Adjustment to permit relief from the density requirements of the R3 zone to allow the project to round-up from 13.4 units to 14 units;
5. **Adopt** the Findings, including the environmental findings;
6. **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, and
7. **Advise** the applicant that, pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

Staff: Valentina Knox-Jones (818) 374-5038

6, [DIR-2016-0721-SPP-1A](#)

CEQA: ENV-2016-723-CE

Plan Area: North Hollywood - Valley Village

Council District: 2 - Krekorian

Location: 11700 W. Magnolia Bl;
5153-5159 N. Colfax Avenue

Expiration Date: September 22, 2016

Appeal Status: Not further appealable
to Village City Council

PUBLIC HEARING

Proposed Project:

The demolition of an automotive repair facility and the subsequent construction of a new, three-story with mezzanine, 45-foot in height, mixed-use project consisting of 19 apartment units and 1,575 square feet of commercial floor area, with 31 automotive parking spaces, including 5 guest parking spaces, and 28 bicycle parking spaces.

Applicant: Danny Kradjian, Hillock Land Co.

Appellant: Mandel M. Miller

Requested Action:

Appeal of the Director of Planning's Conditional Approval of Project Permit Compliance with the Valley Village Specific Plan, pursuant to Section 11.5.7.C.6 of the Los Angeles Municipal Code (LAMC).

Recommended Actions:

1. **Find** that the Categorical Exemption, ENV-2016-723-CE, including the supporting environmental studies is the appropriate environmental clearance, pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.
2. **Deny** the Appeal;
3. **Sustain** the Director's Determination of Conditional Approval of Project Permit Compliance with the Valley Village Specific Plan, including all the Conditions of Approval and the Findings; and

Staff: Daniel O'Donnell (818) 374-9907

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, October 13, 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 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.