

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING - AGENDA
THURSDAY, DECEMBER 8, 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
Vacant

Judi R. Clarke, Commission Executive Assistant I
(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(S):

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 on 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. Note: Materials received after the mailing deadline will be placed in the official case file.

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

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 N. Main Street, Los Angeles, California, and Marvin Braude Constituent Service Center, 6262 Van Nuys Boulevard, ***first floor*** and are accessible online at 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 this public hearing, 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 – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

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

1. **DEPARTMENTAL REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes – September 22, 2016 and October 13, 2016

3. **NEIGHBORHOOD COUNCIL**

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. **DIR-2015-4419-BSA-1A**

CEQA: N/A

Community Plan: Sherman Oaks-Studio

City-Toluca Lake-Caheunga Pass

Council District No.: 4 – Ryu

Last Day to Act: 12-26-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 4616 North Allott Avenue

APPEAL:

An appeal of the Director of Planning's determination to deny an appeal from the determination of the Department of Building and Safety that it did not err or abuse its discretion in its decision not to void Building Permit No. 15014-20000-02589 for a remodel and addition to a single-family dwelling; Permit No. 15030-20000-04520 to remove the swimming pool and backfill; Permit No. 15047-20000-01583 for a new swimming pool and spa; and Permit No. 15041-90000-27653 for electrical work, and to require that an environmental review be conducted for the project site.

Applicant: Valleyheart North Historic Preservation Group & H. Louise Waarna
Representative: Maria J. Mejia, Attorney

Appellant: Valleyheart North Historic Preservation Group & H. Louise Waarna

Staff: Maya Zaitzevsky, Associate Zoning Administrator
(818) 374-5069
maya.zaitzevsky@lacity.org

5. [DIR-2015-3372-SPP-1A](#) Council District No. 3 – Blumenfield
CEQA: ENV-2015-3373-CE Last Day to Act: 12-19-16
Community Plan: Canoga Park – Winnetka -
Woodland Hills – West Hills

PUBLIC HEARING REQUIRED

PROJECT SITE: 5371 Topanga Canyon Boulevard
(22000-22024 Ventura Boulevard)

PROPOSED PROJECT:

Partial first-floor demolition and first floor and second floor deck addition to an existing 6,016 square-foot restaurant on a 65,315 square-foot site (13 lots). The existing first floor of 5,334 square-feet will have 232 square-feet removed and 354 square-feet added, for a total of 5,456 square-feet. The existing second floor of 682 square-feet will have 27 square-feet removed, and have a trellis-covered and wall-enclosed balcony of 3,093 square-feet added. The total new floor area of the restaurant will be 9,204 square-feet. The project also includes a new wall and window signs, new bicycle parking, and landscaping along the street frontage.

APPEAL:

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 for the addition to an existing 2-story restaurant and the categorical exemption as the environmental clearance for the project.

Applicant: Michael Levine, Monty's Steakhouse
Representative: Kimberlina Whettam

Appellant: Peter Fletcher, Plan R Marketing, Inc.

Staff: Courtney Schoenwald, City Planning Associate
(818) 374-9904
courtney.schoenwald@lacity.org

6. [APCSV-2016-2081-ZC](#) Council District No.: 3 - Blumenfield
CEQA: ENV-2016-2080-MND Last Day to Act: 12-14-16
Community Plan: Encino - Tarzana

Appeal Status: Zone Change may be appealed by the applicant if denied

PUBLIC HEARING - Completed October 24, 2016

PROJECT SITE: 18367 West Hatteras Street

PROPOSED PROJECT:

The development of a new 12-unit, residential apartment building, comprised of two levels of residential uses over one level of at-grade garage parking, with a maximum height of 45 feet, located on one lot totaling 21,822 square feet in area. The proposed building will provide a total of 24 automobile parking spaces.

REQUESTED ACTIONS:

1. Consider adoption of Mitigated Negative Declaration No. ENV-2016-2080-MND for the project pursuant to CEQA Guidelines Section 15074(b), and adoption of related Mitigation Monitoring Program pursuant to CEQA Guidelines Section 15074(d).
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 F, a Zone Change from RA-1 to RD1.5-1.

Applicant: David Hagnazarzadeh

Representative: Hoss Eftekhari, Hoss, William & Associates

Staff: Will Hughen, Planning Assistant
(818) 374-5049
william.hughen@lacity.org

7. [VTT-74064-SL-1A](#)
CEQA: ENV-2016-1573-MND
Community Plan: Sherman Oaks Studio City -
Toluca Lake - Cahuenga

Council District No. 2 – Krekorian
Last Day to Act: 12-21-16

PUBLIC HEARING REQUIRED

PROJECT SITE: 4531, 4535, 4535 ½ and 4537 North Tujunga Avenue

PROPOSED PROJECT:

Demolition of two (2) existing triplexes on site, and the construction, use, and maintenance of eight (8) new 3-story small lot homes with roof terraces on an approximately 12,794 new square foot site. The project proposes a total of 16 parking spaces with private garages.

APPEAL:

An appeal from the entire decision by the Deputy Advisory Agency in approving VVT-74064-SL and adopting Mitigated Negative Declaration ENV-2016-1573-MND.

Applicant: Apik Minnassian,
TujungA Village, LLC

Representative: Thomas Iacobellis,
Iacobellies & Associates, Inc.

Appellant: Doug Ellis and Julie Faubert

Staff: Lilian Rubio, City Planning Assistant
(213)978-1840

Lilian.rubio@lacity.org

8. [APCSV-2016-556-ZC-BL](#) Council District: 6 - Martinez
CEQA: ENV-2016-557-MND Location: 6643-6701 N. Louise Ave.
Community Plan: Reseda-West Van Nuys Last Day to Act: 12-8-16 extension
Related Case: TT-73869-1A Appeal Status: Zone Change and Building Line Removal are appealable only by the applicant to City Council, if disapproved in whole or in part.

PUBLIC HEARING – Continued from the October 13, 2016 Meeting

PROJECT SITE: 6643-6701 North Louise Avenue

Proposed Project:

The proposed project involves the demolition of an existing single-family dwelling and detached garage and the construction, use, and maintenance of eight (8) new single-family dwellings on individual lots on a 51,418 net square-foot site in the RA-1-RIO Zone. Four dwellings will front Louise Avenue and four dwellings front Lasaine Avenue. The project will require a Zone Change from RA-1-RIO to R1-1-RIO and a Building Line Removal. The project may also require tree removal (non-protected and locally protected species), which may be in the public right-of-way.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adoption of a Mitigated Negative Declaration (ENV-216-557-MND) and Mitigation Monitoring Program for the subject use;
2. Pursuant to LAMC Section 12.32-F a Zone Change from RA-1-RIO and R1-1-RIO; and
3. Pursuant to LAMC Section 12.32-R, a Building Line Removal to remove a 28-foot Building Line along Louise Avenue, established under Ordinance No. 111,890.

Applicant: Ken Marker, Rinchor Development Corporation
Representative: Jody Wood, JW Expedite

Staff: Jojo Pewsawang, Planning Assistant
(213) 978-1214
Jojo.pewsawang@lacity.org

9. [TT-73869-1A](#) Council District: 6 - Martinez
CEQA: ENV-2016-0557-MND Last Date to Act: 12-8-16
Community Plan: Reseda-West Van Nuys Appeal Status: Further Appealable to City Council
Related Case: APCSV-2016-0556-ZC-BL

PUBLIC HEARING – Continued from the October 13, 2016 Meeting

PROJECT SITE: 6643-6701 North Louise Avenue

Proposed Project:

The demolition of existing structures, the subdivision of two lots into eight lots and the construction, use and maintenance of eight new single-family homes on a 51,418 net square foot site in the proposed (T)R1-1-RIO Zone.

APPEAL:

An appeal of the Deputy Advisory Agency approval, pursuant of the Los Angeles Municipal Code Section 17.03, of Tentative Tract Map No. 73869 for a maximum of eight lots and the construction of eight single family dwellings.

Applicant: Ken Marker, Rinchor Development Corp
Representative: Jody Wood, JW Expedite

Appellant: Thomas J. Riley, Andasol Community

Staff: JoJo Pewsawang, Planning Assistant
(213) 978-1214
Jojo.pewsawang@lacity.org

10. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (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 five (5) minutes per person and up to ten (10) minutes per subject at the discretion of the Commission President.

The next regular meeting of the South Valley Area Planning Commission
will be held at **4:30 p.m. on Thursday, December 22, 2016** at

Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard, First Floor
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. Language interpreters, 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 (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCSouthValley@lacity.org.