

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING - AGENDA
THURSDAY, JANUARY 12, 2017, AFTER 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
Raymond J. Bishop, Commissioner
Mark Dierking, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

Renee Glasco, 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 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

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. **APCSV-2014-1615-ZC-ZV**

CEQA: ENV-2014-1616-MND

Plan Area: Van Nuys-North Sherman Oaks

Council District: 2 - Krekorian

Last Day to Act: 01-23-17

PUBLIC HEARING - Completed November 15, 2016

PROJECT SITE: 7327, 7335 and 7337 North Hazeltine Avenue

PROPOSED PROJECT:

The grading of the existing site and the construction, use and maintenance of 24 single-family homes in accordance with the Small Lot Ordinance.

REQUESTED ACTION:

1. Consider adoption of Mitigated Negative Declaration No. ENV-2014-1616-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. A Zone Change from R3-1, (T)R3-1, [Q]RD1.5-1, and R1-1 to (T)(Q)RD1.5-1 and (T)(Q)RD5-1 with the new zones replacing the old "Q" Condition, pursuant to Los Angeles Municipal Code(LAMC) Section 12.32F; and
3. A Zone Variance from Sections 12.09.1 A and 12.21 C 5 (h) to allow vehicular access from a less restrictive zone (RD1.5 Zone) to a more restrictive zone (RD5 Zone) permitting guest parking and common driveway and pedestrian access across the site, pursuant to LAMC Section 12.27.

Applicant: 7327 HVNLLC, ETCO Homes Inc.
Representative: Eric Lieberman, QES Incorporated

Staff: Sarah Hounsell, City Planner
818-374-9917
sarah.hounsell@lacity.org

5. **DIR-2016-2721-DRB-SPP-MSP-1A**

CEQA: ENV-2016-2722-CE

Plan Area: Bel Air – Beverly Crest

Council District: 5 - Koretz

Last Day to Act: 01-17-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 2600 North Summitridge Drive

PROPOSED PROJECT:

The construction of a new, 2,578 square-foot addition to an existing, 17,893 square-foot, single-family residence. This would result in a total structure of 20,471 square feet. The project's maximum height is approximately 34 feet. The project includes approximately 70 square feet of covered balcony space. The overall site includes approximately 31,432 square feet of hardscape on an approximately 424,201 square-foot lot. The proposed project requires 250 cubic yards of cut, 26 cubic yards of fill, and 224 cubic yards of export. The proposed project's maximum height is 34 feet.

APPEAL:

An appeal of the Planning Director's determination dated October 19, 2016, regarding the Conditional Approval of the subject Mulholland Scenic Parkway Specific Plan Project Permit and Design Review.

This project was determined to be Categorically Exempt from environmental review (case no. ENV-2016-2722-CE) pursuant to the City CEQA Guidelines Article VI, Section 1, Class 3, Category 1 (project is an accessory guest house to an existing single family dwelling).

Applicant: Ronald N. Danna, Summitridge Properties LLC
Representative: Mark Savary, Landry Design Group

Appellant: Steven F. Udvar-Hazy, Ocean Equities, Inc.

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

6. **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 Central Area Planning Commission
will be held at **4:30 p.m.** on **Thursday, January 26, 2017** 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 APCSVALLY@lacity.org.