

OFFICIAL MINUTES
CITY OF LOS ANGELES
South Valley Los Angeles Area Planning Commission Minutes
Thursday, October 13, 2016
Marvin Braude San Fernando Constituent Service Center
6262 Van Nuys Boulevard, First Floor Meeting Room
Van Nuys, California 91401

MINUTES OF SOUTH VALLEY LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ON LINE AT **<http://www.planning.lacity.org>**.

The meeting was called to order by Commission President Steve Cochran at 4:30p.m.
The Commission Executive Assistant called the roll and the following commissioners were present:
Rebecca Beatty, Mark Dierking, and Lydia Drew Mather

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

City Planner, Jorden Turner, stated that there was no departmental report to report.

2. COMMISSION BUSINESS

A. Advanced Calendar

Commissioner Dierking stated that he will not be available on October 27, 2016. Commissioner Mather restated that she will not be available on November 10, 2016, and Commissioner Beatty stated she will not be available on December 22, 2016.

B. Commission Requests

There were no commission requests.

C. Approval of minutes

Motion: Approve minutes for July 14, 2016

Moved: Cochran

Seconded: Mather

Ayes: Beatty, and Dierking

Vote: 4 - 0

3. NEIGHBORHOOD COUNCIL

The commission called for the Neighborhood Council representative to speak on any related items listed on the agenda but there were no speakers in attendance.

4. **APCSV-2016-0556-ZC-BL**
CEQA: ENV-2016-0557-MND
Plan Area: Reseda-West Van Nuys
Incidental Cases: TT-73869

Council District: 6 - Martinez
Location: 6643-6701 N. Louise Ave
Expiration Date: October 13, 2016
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 HELD ON JULY 19, 2016

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-2016-0557-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 Corp
Representative: Jody Wood, JW Expedite

Recommended Actions:

1. **Adopt** the Mitigated Negative Declaration No. ENV-2016-0557-MND and the associated Mitigation Monitoring Program;
2. **Recommend** that the City Council **approve** a **Zone Change** from RA-1-RIO to (T)(Q)R1-1-RIO;
3. **Recommend** that the City Council **approve** the **Building Line Removal** to remove a 28-foot Building Line along Louise Avenue, established under Ordinance No. 111,890;
4. **Adopt** the attached findings;
5. **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,
6. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) Filing.

Planning Staff: JoJo Pewsawang (213) 978-1214

Discussion:

The commission allowed item no. 4 and item no. 5 were heard simultaneously. Planning Staff, JoJo Pewsawang, gave a detail description of the project and zoning for the area. He gave a few technical correction to the staff report. The planning staff spoke of the applicant's request, and the zone changes.

The commission called for the appellant to speak for five (5) minutes to present appeal. The applicant was given the same allotted time to describe the neighborhood and zone changes. The public comment period was opened, and there were three who spoke against the appeal. Rebuttal time of three (3) minutes was given both the appellant and the applicant, and the public comment period was closed.

The commission deliberated over testimony heard, and asked clarifying question to staff. A motion was placed on the floor.

Motion:

Continue the case on December 8, 2016.

Moved: Mather

Seconded: Beatty

Ayes: Dieking, and Cochran

Vote: 4 - 0

5. TT-73869-1A

CEQA: ENV-2016-0557-MND

Plan Area: Reseda-West Van Nuys

Related Case: APCSV-2016-0556-ZC-BL

Council District: 6 - Martinez

Location: 6643-6701 N. Louise Ave.

Expiration Date: October 13, 2016

Appeal Status: Further Appealable to City Council

PUBLIC HEARING HELD ON JULY 18, 2016

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.

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

Appellant: Thomas J. Riley, Andasol Community

Requested Action:

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.

Recommended Action:

1. **Adopt** Mitigated Negative Declaration (MND) ENV-2016-0557-MND and the associated Mitigation Monitoring Program for the above referenced project.
2. **Deny** the appeal
3. **Sustain** the decision of the Deputy Advisory Agency for the subdivision of a maximum of eight single-family lots for the construction, use, and maintenance of eight single-family dwellings, pursuant to the provisions of Los Angeles Municipal Code Section 17.03.
4. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Planning Staff: JoJo Pewsawang (213) 978-1214

Discussion:

The commission allowed item no. 5 to be heard simultaneously with Item no. 4.

Motion:

To continue case to other hearing date in South Valley on December 8, 2016.

Moved: Mather

Seconded: Beatty

Ayes: Dieking, and Cochran

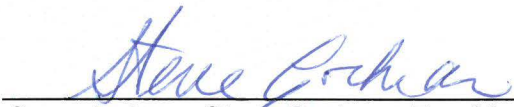
Vote: 4 - 0

PUBLIC COMMENT PERIOD

There were no public speakers.

There being no further business to come before the South Valley Los Angeles Area Planning Commission.

The meeting adjourned at 5:29 p.m.



Commissioner Steve Cochran, President
South Valley Los Angeles Area Planning Commission



Renee Glasco, Commission Executive Assistant I
South Valley Los Angeles Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

DEC 08 2016

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**