

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 10, 2019, AFTER 4:30 P.M.
MARVIN BRAUDE SAN FERNANDO VALLEY CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, ROOM 1B
VAN NUYS, CA 91401**

Lydia Drew Mather, President
Mark Dierking, Vice President
Rebecca Beatty, Commissioner
Raymond J. Bishop, Commissioner
Anna Menedjian, Commissioner

Vacant, Commission Executive Assistant
apcsouthvalley@lacity.org
(213) 978-1300

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Tricia Keane, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

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. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. **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.**

Written submissions are governed by Rule 4.3 of the South Valley Area Planning Commission Rules and Operating Procedures. All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) pages plus accompanying photographs, and must include the case number and agenda item number on the first page. 12 hard copies must be submitted to the Commission Executive Assistant the day of the meeting. Electronic submissions will not be accepted within this time period. Submissions that do not comply with these rules will be stamped "**File Copy. Non-complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

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. **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.**

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) days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by email at apcsouthvalley@lacity.org

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, 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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are online at <http://planning.lacity.org>. Agendas, Draft and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "South Valley", "Agendas", under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

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

1. **DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – December 13, 2018

2. **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.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission. This requirement is in addition to any other hearing required or imposed by law. Persons wishing to speak during Public Comment must complete and submit a speaker's request form to the Executive Assistant prior to the commencement of the Public Comment period.

Individual testimony within the public comment period shall be limited up to five (5) minutes per person and up to ten (10) minutes per subject.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **[PRESENTATION RELATED TO UPDATING THE CITYWIDE DESIGN GUIDELINES](#)**
Adopted by the City Planning Commission in May 2011
Plan Areas: All Council Districts: All

RECOMMENDED ACTIONS:

No Action Required: Status Update and Presentation

Staff: Claire Bowin, Senior City Planner
claire.bowin@lacity.org
(213) 847-3710

Danai Zaire, City Planning Associate
danai.zaire@lacity.org
(213) 847-3709

6. **[APCSV-2017-2616-ZC](#)** Council District: 6 - Martinez
CEQA: ENV-2017-2614-CE Last Day to Act: 02-09-19
Plan Area: Van Nuys – North Sherman Oaks

PUBLIC HEARING – Completed November 27, 2018

PROJECT SITE: 15951 West Sherman Way

PROPOSED PROJECT:

Maintain the existing two-story over semi-subterranean parking, 13-unit apartment building fronting Sherman Way on one proposed parcel after the subdivision of land.

REQUESTED ACTIONS:

1. An Exemption from CEQA pursuant to State CEQA Guidelines 15301, 15303, 15305 and 15315, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code, a Zone Change from [Q]R3-1 to R3-1.

Applicant: Mihail Koulakis, MKJS Property Management LLC
Representative: Michael Morgan, Open Circle

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

7. **[DIR-2018-1386-DRB-SPP-MSP-1A](#)** Council District: 4 - Ryu
CEQA: ENV-2018-1385-CE Last Day to Act: 01-31-19
Plan Area: Bel Air – Beverly Crest

PUBLIC HEARING REQUIRED

PROJECT SITE: 9228 Hazen Drive

PROPOSED PROJECT:

Demolition of existing retaining walls and pool, and the addition of two (2) new retaining walls 10 feet in height, each of approximately 400 linear-feet, a new pool, a new spa to an

existing 2,122 square-foot, two-story, single-family residence, with an attached, two-car garage on a 42,087 square-foot lot. The project includes new hardscape. The project does not propose the removal of any protected trees. The project includes 620 cubic yards of cut, 620 cubic yards of export, and no import or fill.

APPEAL:

Appeal of the November 1, 2018, Planning Director's determination which:

1. Determined, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to City CEQA Guidelines, Section 1, Class 3 and Category 6, and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved with Conditions, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code and the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167943), a Project Permit Compliance Review for the Project.

Applicant: Thomas J. Whalley
Representative: Andrew Obermeyer

Appellant: Elliot Megdal

Staff: Dominick Ortiz, Planning Assistant
Dominick.ortiz@lacity.org
(818) 374-5061

The next regular meeting of the South Valley Los Angeles Area Planning Commission will be held at **4:30 p.m. on Thursday, January 24, 2019** at

Marvin Braude San Fernando Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 1B
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.