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COMMISSION MEETING AUDIO

SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING - AGENDA
THURSDAY, FEBRUARY 8, 2018, AFTER 4:30 P.M.
MARVIN BRAUDE SAN FERNANDO VALLEY CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401

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**TO REQUEST A COPY ON COMPACT DISC,
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

1. [**DEPARTMENTAL REPORT AND COMMISSION BUSINESS**](#)

- Election of Officers
- Items of interest.
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – January 11, 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.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

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 9.3, 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. **APCSV-2016-4251-VZC-DB**

CEQA: ENV-2016-4252-MND

Plan Area: Van Nuys – North Sherman Oaks

Related Case: VTT-74665-CN

Council District: 2 – Krekorian

Last Day to Act: 03-13-18

PUBLIC HEARING – September 26, 2017

PROJECT SITE: 13713 – 13717 West Oxnard Street

PROPOSED PROJECT:

The demolition of a one-story 3,000 square-foot commercial building, soil re-compacting of 2,100 cubic yards on-site, and the subsequent construction, maintenance, and use of a four story (45-foot height maximum), 16-unit residential condominium to include one (1) unit reserved as restricted affordable for Very Low Income Households, over at-grade parking on an 11,586 net square-foot lot. The proposed building is proposed with a total of 22 vehicle parking spaces and 18 bicycle parking spaces. The Deputy Advisory Agency approved the Vesting Tentative Tract Map (VTT-74665-CN) on January 8, 2018.

REQUESTED ACTIONS:

1. Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15164 in consideration of the whole of the administrative record, that the project was assessed in the Mitigated Negative Declaration, No. ENV-2016-4252-MND, as adopted on January 8, 2018, and no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 F, a Vesting Zone Change from [Q]C1.5-1VL and [Q]P-1VL to (T)[Q]RAS4-1VL; and
3. Pursuant to LAMC Section 12.22 A.25, a Density Bonus entitlement to permit 16 residential units (with five percent, set aside for one for Very Low Income Households for a period of 55 years, and requesting one On-Menu Incentive for an 11-foot or one-story increase to construct a four-story, 45-foot height, in lieu of the otherwise maximum permitted three-story limit established by Footnote No. 2 on the General Plan Land Use Map for the Van Nuys-North Sherman Oaks Community Plan.

Applicant: Danny Kurian, 13713 Oxnard LLC
Representative: Eric Lieberman, QES Inc.

Staff: Lucerito Martinez, Planning Assistant
lucerito.martinez@lacity.org
(818) 374-5058

The next regular meeting of the South Valley Area Planning Commission
will be held at **4:30 p.m. on Thursday, February 22, 2018** at

**MARVIN BRAUDE SAN FERNANDO 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.