

COMMISSION MEETING AUDIO

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 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**

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

**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](#)**

- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – February 8, 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. **APCSV-2017-894-ZC**
CEQA: ENV-2017-895-CE
Plan Area: Van Nuys – North Sherman Oaks

Council District: 4 - Ryu
Last Day to Act: 03-22-18

PUBLIC HEARING –Completed December 22, 2017

PROJECT SITE: 14719 – 14723 West Magnolia Street

PROPOSED PROJECT:

The construction of a three-story, nine-unit, residential apartment building over subterranean parking. The project will be a maximum height of 35 feet and will include 17 parking spaces, 15 bicycle spaces, plus an accessible disabled parking space at grade level (rear of site). The project includes the demolition of a one-story three-dwelling unit structure and detached carport. No tree removal is involved.

REQUESTED ACTIONS:

- 1. Pursuant to CEQA Guidelines, Section 15332 (Class 32 – Infill Development), the Project is exempt from CEQA, and 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 Los Angeles Municipal Code (LAMC) Section 12.32, a Zone Change from [Q]RD1.5-1 to (T)[Q]R3-1 to permit the proposed three-story, 9-unit residential apartment over one level of subterranean parking.

Applicant: Adam and Simon Moloudi
Representative: Ken Stockton, Ken Stockton Architects Inc.

Staff: Marianne King, City Planning Associate
marianne.king@lacity.org
(818) 374-5059

6. **APCSV-2016-2960-SPE-SPP**
CEQA: ENV-2017-2961-MND
Plan Area: Sherman Oaks – Studio City –
Toluca Lake – Cahuenga Pass

Council District: 4 - Ryu
Last Day to Act: 04-02-18

PUBLIC HEARING – Completed January 26, 2018

PROJECT SITE: 14239 - 14241 West Ventura Boulevard;
14228 West Moorpark Street;
APN 2265019020

PROPOSED PROJECT:

The substantial remodel and third story, 7,335 square-foot addition to an existing two-story, 9,635 square foot commercial building with one level of subterranean parking (new) and surface parking to the rear of the building and site (across the alley). The project is proposed to be a maximum height of 39 feet 6 inches, provide 56 parking spaces (including 7 vehicle lifts), 40 bicycle spaces (32 long term, 8 short term) and new landscaping.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2017-2961-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 11.5.7 F of the Los Angeles Municipal Code (LAMC) three Specific Plan Exceptions from the Ventura/Cahuenga Boulevard Corridor Specific Plan to permit the following:
 - a. A building height of 39 feet, 6 inches in lieu of 30 feet otherwise required;
 - b. Floor Area Ratio (FAR) of 1.66:1 in lieu of 1.0:1 otherwise required; and
 - c. Lot coverage of 70.7 percent in lieu of 60 percent otherwise required.
3. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance with the Ventura/Cahuenga Boulevard Corridor Specific Plan.

Applicant: Mikayel Israyelyan; 14241 Ventura, LLC
Representative: Argineh Mailian, Mailian & Associates

Staff: Marianne King, City Planning Associate
marianne.king@lacity.org
(818) 374-5059

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

Marvin Braude San Fernando Valley Constituent Service Center
6262 Van Nuys Boulevard
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.