

COMMISSION MEETING AUDIO

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 10, 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 – April 26, 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-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: 05-10-18
Continued From: 03-08-18

PUBLIC HEARING – Completed January 26, 2018; March 8, 2018

PROJECT SITE: 14239 - 14241 West Ventura Boulevard;
14228 West Moorpark Street;
APN 2265-019-020

The Project was further modified since the March 8, 2018 public hearing as follows:

PROPOSED PROJECT:

The substantial remodel of an existing two-story, 9,635 square foot commercial building with a third story, 5,277 square-foot addition for a maximum height of 39 feet 6 inches. The creation of a subterranean parking level is proposed and two existing surface parking lots to the rear of the building and site (across the alley) will also be provided. The proposed project includes a total of 54 parking spaces (including 5 vehicle lifts), 28 bicycle spaces 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 1.49:1 in lieu of 1.0:1 otherwise required; and
 - c. Lot coverage of 69 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

6. [DIR-2017-2253-DRB-SPP-MSP-1A](#)
CEQA: ENV-2017-2252-CE
Plan Area: Hollywood

Council District: 4 - Ryu
Last Day to Act: 05-13-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 2835 North Westbrook Avenue

PROPOSED PROJECT:

Construction of a new first and second story including new garage area and covered patio area to an existing, 2,158 square-foot, single-family residence including an existing 531 square-foot, two-car garage. The project also includes the conversion of a garage area to the main house and 565 square feet of hardscape. This would result in a total structure of 3,400 square feet, 3,200 Residential Floor Area. The maximum height is approximately 24 feet and four (4) inches on an approximately 7,612 square-foot lot. The project is in the Mulholland Scenic Parkway Specific Plan Outer Corridor and is subject to the Baseline Hillside Ordinance. No grading is proposed or included.

APPEAL:

An appeal of the Planning Director's determination to conditionally approve the Project subject to the Mulholland Scenic Parkway Specific Plan and Design Review, pursuant to Los Angeles Municipal Code Sections 11.5.7.C.6 and 16.50 respectively, and an appeal of the Categorical Exemption, pursuant to City CEQA Guidelines, Class 3, Category 1 as the environmental clearance for the Project and the consideration of State CEQA Guidelines, Sections 15301 (Class 1) and 15303 (Class 3) as part of the environmental clearance for the Project.

Applicant: Alycia Lane
Representative: Neill E. Brower, Jeffer Mangels Butler Mitchell LLP

Appellant: Coalition to Preserve Westbrook Avenue/ Woodrow Wilson
Representative: Jaime T. Hall, Channel Law Group, LLP

Staff: Alycia Witzling, Planning Assistant
alycia.witzling@lacity.org
(818) 374-5044

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