

COMMISSION MEETING AUDIO

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 28, 2019, AFTER 4:30 P.M.
MARVIN BRAUDE SAN FERNANDO VALLEY CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, ROOM 1B
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 – January 31, 2019

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 Acti

5. **ZA-2013-2186-CU-ZV-PA1-1A**
 CEQA: ENV-2017-3552-CE
 Plan Area: Van Nuys- North Sherman Oaks

Council District: 4 - Ryu
 Last Day to Act: 03-17-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 5128 North Hazeltine Avenue

PROPOSED PROJECT:

Plan Approval for the continued use and maintenance, and proposed increase of enrollment of an existing childcare facility from 24 children (ages 2½ to 6 years old) to 28 children in an R1-1-RIO Zone. The request includes the modification of conditions of approval under Case No. ZA-2013-2186-CU-ZV-1A to allow for an increase in enrollment by 4 children, removal of certain landscaping requirements, and modifications to remove certain restrictions regarding outdoor use hours and drop-off hours.

The Commission may also consider, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to City of Los Angeles CEQA Guidelines, Article III, Section 1, Class 1, Category 22, and State CEQA Guidelines Section 15301 (Existing Facilities) and there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

APPEAL:

Appeal in part, of the December 14, 2018, Zoning Administrator’s determination to approve, pursuant to Section 12.24 M. of the Los Angeles Municipal Code, modifications to the Project reflected in Condition Nos. 7(b), 8, 9(c), 16(e) and 18(c)(2).

Applicant: Doha Zohbi, Exploring Minds Montessori
 Representative: R. Nicholas Brown, AICP, Seat at the Table (SATT)

Appellant: Theodore Leemon and Sam Leemon

Staff: Maya Zaitzevsky, Associate Zoning Administrator

6. **VTT-74217-SL-1A**
 CEQA: ENV-2016-2456-CE
 Plan Area: Sherman Oaks – Studio City – Toluca Lake -
 Cahuenga Pass
 Related Case: DIR-2016-2455-DRB-SPP-MSP-1A

Council District: 4 - Ryu
 Last Day to Act: 03-08-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 3686 – 3688 North Fredonia Drive

PROPOSED PROJECT:

A Small Lot Subdivision of a 7,281 square-foot lot for a maximum of four single-family lots.

The Commission may consider, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Cal Code Regs. tit 14, Section 15332, and there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

APPEAL:

Appeal, in part, of the October 26, 2019, Deputy Advisory Agency’s determination to approve, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map for the Small Lot Subdivision for a maximum of four single-family lots.

Applicant: Joel and Pamela Fischer Trust
Representatives: Derick Flynn, SODAISM, Inc
Rick Pardo, Pardo Land Use Consultants

Appellant: Scott A. McPhail and Harold I. Huttas

Staff: Courtney Schoenwald, Deputy Advisory Agency
courtney.schoenwald@lacity.org
(818)374-9904

- 7. [DIR-2016-2455-DRB-SPP-MSP-1A](#) Council District: 4 - Ryu
CEQA: ENV-2016-2456-CE Last Day to Act: 03-08-19
Plan Area: Sherman Oaks – Studio City – Toluca Lake -
Cahuenga Pass
Related Case: VTT-74217-SL-1A

PUBLIC HEARING REQUIRED

PROJECT SITE: 3686 – 3688 North Fredonia Drive

PROPOSED PROJECT:

The demolition of two one-story, multi-family residential structures and the subdivision into four Small Lots for the construction of four single-family dwellings, each with a 400 square-foot garage. The Project’s proposed height is 33-feet, 6-inches, and approximately 1,309 square-foot of hardscape. Protected trees will not be removed. The Project will require approximately 331 cubic yards of cut, and 72 cubic yards of imported soil for a total of 403 cubic yards of fill.

The Commission may consider, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Cal Code Regs. tit 14, Section 15332, and there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

APPEAL:

Appeal, in part, of the October 26, 2019, Planning Director's determination to approve, pursuant to Sections 11.5.7 C and 16.50 of the Los Angeles Municipal Code and Section 11 of the Mulholland Scenic Parkway Specific Plan, a Project Permit Compliance and Design Review for the Project.

Applicant: Joel and Pamela Fischer Trust
Representatives: Derick Flynn, SODAISM, Inc
Rick Pardo, Pardo Land Use Consultants

Appellant: Scott A. McPhail and Harold I. Huttas

Staff: Alycia Witzling, Planning Assistant
alycia.witzling@lacity.org
(818)374-5504

The next regular meeting of the South Valley Los Angeles Area Planning Commission will be held at **4:30 p.m. on Thursday, March 14, 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.