

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

**SOUTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, JULY 14, 2016, 4:30 P.M.  
MARVIN BRAUDE CONSTITUENT SERVICE CENTER  
6262 VAN NUYS BOULEVARD, FIRST FLOOR  
VAN NUYS, CA 91401**

Steve Cochran, President  
Lydia Drew Mather, Vice President  
Rebecca Beatty, Commissioner  
Mark Dierking, Commissioner  
Janny H. Kim, Commissioner

Randa Hanna, Commission Executive Assistant  
(213) 978-1300

**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.**

**POLICY FOR DESIGNATED PUBLIC HEARING ITEM NO(s). 4, 5, 6, & 7.**

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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

TIME SEGMENTS noted \* herein are approximate. Some items may be delayed due to length of discussion of previous items.

**To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline.**

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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible online at <http://planning.lacity.org>.

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.

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 agenda item here, 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.**

**GLOSSARY OF ENVIRONMENTAL TERMS:**

CEQA - Calif. Environmental Quality Act  
EIR - Environmental Impact Report

ND - Negative Declaration  
MND - Mitigated Negative Declaration  
CE - Categorical Exemption

1. **DEPARTMENTAL REPORT**

A. Items of interest:

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Minutes of Meetings – May 26, 2016 & June 23, 2016

3. **NEIGHBORHOOD COUNCIL PARTICIPATION**

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.

4. **APCSV-2016-145-ZC-BL-ZV**

**CEQA:** ENV-2016-144-MND

**Related Case:** VTT-73315-SL

**Plan Area:** Reseda-West Van Nuys

**Council District:** 3- Blumenfield

**Location:** 18726-18730 West Vanowen Street

**Expiration Date:** July 28, 2016

**Appeal Status:** Zone Change, Building Line Removal are appealable by applicant if denied

**PUBLIC HEARING HELD ON MAY 24, 2016**

**Proposed Project:**

The construction of 9 single-family dwellings on 9 individual lots in a Small Lot Subdivision with a 10<sup>th</sup> lot designated for open space purposes only. The project site is approximately 48,000 square feet. All dwellings will be approximately 28 feet in height. A total of 47 parking spaces will be provided including 18 covered parking spaces per the Municipal Code, 18 uncovered parking spaces in each unit's driveway, and 9 additional uncovered guest parking spaces on the private street. Additionally, the project includes a recreational area of approximately 2,900 square feet. *(Please note that the applicant has revised the project from an original request of the construction of 10 single-family dwellings on 10 individual lots.)*

**Requested Actions:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2016-144-MND) for the above referenced project;
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from the (T)R1-1-RIO (One Family Zone) to the RD5-1-RIO (Restricted Density Multiple Dwelling Zone);
3. Pursuant to Section 12.32-R of the Municipal Code, a **Building Line Removal** incident to a zone change to remove a 25-foot building line on Vanowen Street created by Ordinance No. 96195; and
4. Pursuant to Section 12.27 of the Municipal Code, a **Zone Variance** to increase the maximum density of nine lots to allow an additional lot for a total of 10 lots.

**Applicant:** Montage Development Inc. Chuck Francoeur  
Representative: Same as applicant

**Recommended Actions:**

1. **Approve** and **Recommend** that the City Council adopt Mitigated Negative Declaration, ENV-2016-144-MND;

2. **Disapprove** the requested **Zone Change** from the requested (T)R1-1-RIO to RD5.1-1-RIO.
3. **Approve** and **Recommend** that the City Council **adopt a Zone Change** from the requested (T)R1-1-RIO to (T)(Q)RD5-1-RIO, subject to the Conditions of Approval;
4. **Approve** and **Recommend** that the City Council **adopt a Building Line Removal** for the 42-foot building line on Vanowen Street created by Ordinance No. 96195;
5. **Dismiss** the **Zone Variance** to allow a 10<sup>th</sup> lot on the subject site above the 9 lot maximum based upon the applicant's withdraw request dated June 22, 2016;
6. **Adopt** the Findings; and
7. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions, identified as "(MM)" on the condition pages, are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

**Staff:** Thomas Glick (818) 374-5062

5. [DIR-2015-2805-DRB-SPP-MSP-1A](#)  
**CEQA:** ENV-2015-2806-CE  
**Related Cases:** AA-2015-391-PMEX;  
 DIR-2015-2792-DRB-SPP-MSP

**Council District:** 4 - Ryu  
**Expiration Date:** July 25, 2016  
**Plan:** Hollywood  
**Appeal Status:** Not Further Appealable

#### **PUBLIC HEARING**

**Location:** 2745 Outpost Drive

#### **Proposed Action:**

The demolition of an existing 3,158 square-foot, single-family dwelling, and the construction of a new, 7,065.7 square-foot, two-story, single-family residence (including an attached, 400 square-foot, two-car garage, and 665.7 square feet of covered porch or patio or balcony area), on a 33,567 square-foot lot. The proposed project includes a new pool and spa, and retaining walls. The project requires 700 cubic yards of cut, 1,500 cubic yards of fill, and 800 cubic yards of import. The proposed project's maximum height is 29 feet.

#### **Requested Action:**

Pursuant to Section 11.5.7-C.6 of the Los Angeles Municipal Code, an Appeal of the Director of Planning's Determination dated April 8, 2016, of Conditional Approval of the subject Mulholland Scenic Parkway Specific Plan Project Permit and Design Review.

**Applicant:** Jean-Pierre Bonavida

**Appellants:** Frank Stork; Mark Lieblein

#### **Recommended Action:**

1. **Deny** the appeal in part and Grant the appeal in part;
2. **Approve** the modified Determination Project Permit Compliance (Exhibit F).
3. **Find** that the project is Categorically Exempt (ENV-2015-2806-CE) from the environmental review pursuant to Article III, Section 1, and Class 3 and Category 1 of the City of Los Angeles CEQA guidelines.

**Staff:** Tom Glick (818) 374-5062

6. [VTT-73704-SL-1A](#)  
**CEQA:** ENV-2015-2618-MND  
**Related Case:** DIR: 2015-2697-SPP-1A  
**Plan Area:** North Hollywood-Valley Village

**Council District:** 2 - Krekorian  
**Expiration Date:** July 14, 2016 Ext.  
**Location:** 5261, 5263, 5303, 5305  
 Hermitage Ave.,  
 12300, 12301, 12302 Weddington Str.  
**Appeal Status:** Further Appealable

**Proposed Project:**

VTT-73704-SL of an approved 26-lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354 on a 42,342 square foot (or 0.972 net-acre) site.

**Requested Actions:**

The Deputy Advisory Agency's determination letter was appealed in its entirety as indicated on the appeal application.

**Applicant:** UB Valley Village, LLC (O/A)  
Representative: Steve Nazemi

**Appellants:** Valley Village Residents for Fair Government; San Fernando Valley Neighborhood Coalition (SFVNC); Hollywoodians Encouraging Logical Planning (HELP); Friends of Valley Village, save Valley Village (sVV); Common Sense Committee-VV (CSC-VV); Coalition of Squeaky Wheels (CSW)

**Recommended Actions:**

1. DENY the appeal;
2. SUSTAIN the findings and conditions of the Deputy Advisory Agency; and
3. REVISE the decision letter for VTT-73704-SL to make the following corrections:
  - a. Page 2 - Bureau of Engineering Condition No. 1 - change to revised map stamp-dated February 1, 2016
  - b. Page 5 - Department of City Planning - Site Specific Condition No. 15f - delete in its entirety.
  - c. Page 8 - Condition No. 16 - correct the Setback Matrix Table for Lot 9 West cell to read 19.8'
  - d. Page 32 - CEQA findings No. 6 (Noise) - remove the number 9 typographic error located on the last line of said page number.
  - e. Page 41 - Replace the language that reads "Guidelines for Building Facades and Martials" to read "Guidelines for Building Facades and Materials."
4. ADOPT ENV-2015-2618-MND and the accompanying Mitigation Monitoring Program

**Staff:** Nelson R. Rodriguez (818) 374-9903

**7. DIR-2015-2697-SPP-1A**

**CEQA:** ENV-2015-2618-MND  
**Incidental Case:** VTT-73704-1A

**Council District:** 2 - Krekorian  
**Expiration Date:** July 14, 2016  
**Plan:** North Hollywood-Valley Village  
**Appeal Status:** Not Further Appealable

**PUBLIC HEARING**

**Location:** 5261, 5263, 5303 and 5305 North Hermitage Avenue,  
12300, 301 and 302 West Weddington Street

**Proposed Action:**

The demolition of nine (9) apartment units and the subsequent construction of 26 single-family homes, with a total of 59,548 square feet of floor area, in a small lot subdivision configuration, each with two (2), covered, off-street parking spaces, and each 30 feet in height. A total of seven (7) guest parking spaces will also be provided.

**Requested Action:**

**Appeal** of the Director of Planning's Conditional Approval of Project Permit Compliance with the Valley Village Specific Plan, pursuant to Section 11.5.7 C.6 of the Los Angeles Municipal Code (LAMC)

**Applicant:** UB Valley Village, LLC

**Appellant:** Valley Village Residents for Fair Government/Jed Fuchs

**Recommended Action:**

South Valley Area Planning Commission

1. **Deny** the Appeal;
2. **Sustain** the Director's Determination of Conditional Approval of Project Permit Compliance with the Valley Village Specific Plan, including all the Conditions of Approval and the Findings; and
3. **Adopt** Mitigated Negative Declaration No. ENV-2015-2618-MND, and the corresponding Mitigation Monitoring Program (MMP) as the project's environmental clearance pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.

**Staff:** Daniel P. O'Donnell, City Planner (818) 374-9907

## **8. PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

**Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.**

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

The next regular meeting of the South Valley Area Planning Commission  
will be held at **4:30 p.m.** or **Thursday, July 28, 2016**  
at the **Marvin Braude Constituent Service Center**  
**6262 Van Nuys Blvd., 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. 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) working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [APCSouthValley@lacity.org](mailto:APCSouthValley@lacity.org).