

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

**SOUTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING - AGENDA  
THURSDAY, OCTOBER 13, 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  
Vacant

Renee Glasco, Commission Executive Assistant I  
(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, and 5**

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

1. **DEPARTMENTAL REPORT**

A. Items of interest:

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Approval of Minutes – July 14, 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-2016-0556-ZC-BL**

**CEQA:** ENV-2016-0557-MND

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

Incidental Cases: TT-73869

**Council District:** 6 - Martinez

**Location:** 6643-6701 N. Louise Ave

**Expiration Date:** October 13, 2016

**Appeal Status:** Zone Change and Building Line Removal are appealable only by the applicant to City Council if disapproved in whole or in part.

**PUBLIC HEARING HELD ON JULY 19, 2016**

**Proposed Project:**

The proposed project involves the demolition of an existing single-family dwelling and detached garage and the construction, use, and maintenance of eight (8) new single-family dwellings on individual lots on a 51,418 net square-foot site in the RA-1-RIO Zone. Four dwellings will front Louise Avenue and four dwellings front Lasaine Avenue. The project will require a Zone Change from RA-1-RIO to R1-1-RIO and a Building Line Removal. The project may also require tree removal (non-protected and locally protected species), which may be in the public right-of-way.

**Requested Action:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adoption of a Mitigated Negative Declaration (ENV-2016-0557-MND) and Mitigation Monitoring Program for the subject use;
2. Pursuant to LAMC Section 12.32-F a Zone Change from RA-1-RIO and R1-1-RIO; and
3. Pursuant to LAMC Section 12.32-R, a Building Line Removal to remove a 28-foot Building Line along Louise Avenue, established under Ordinance No. 111,890.

**Applicant:** Ken Marker, Rinchor Development Corp  
Representative: Jody Wood, JW Expedite

**Recommended Actions:**

1. **Adopt** the Mitigated Negative Declaration No. ENV-2016-0557-MND and the associated Mitigation Monitoring Program;
2. **Recommend** that the City Council **approve** a **Zone Change** from RA-1-RIO to (T)(Q)R1-1-RIO;
3. **Recommend** that the City Council **approve** the **Building Line Removal** to remove a 28-foot Building Line along Louise Avenue, established under Ordinance No. 111,890;
4. **Adopt** the attached findings;
5. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions 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; and,
6. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) Filing.

**Planning Staff:** JoJo Pewsawang (213) 978-1214

5. **TT-73869-1A** **Council District:** 6 - Martinez  
**CEQA:** ENV-2016-0557-MND **Location:** 6643-6701 N. Louise Ave.  
**Plan Area:** Reseda-West Van Nuys **Expiration Date:** October 13, 2016  
**Related Case:** APCSV-2016-0556-ZC-BL **Appeal Status:** Further Appealable to CityCouncil

**PUBLIC HEARING HELD ON JULY 18, 2016**

**Proposed Project:**

The demolition of existing structures, the subdivision of two lots into eight lots and the construction, use and maintenance of eight new single-family homes on a 51,418 net square foot site in the proposed (T)R1-1-RIO Zone.

**Applicant:** Ken Marker, Rinchor Development Corp  
Representative: Jody Wood, JW Expedite

**Appellant:** Thomas J. Riley, Andasol Community

**Requested Action:**

An appeal of the Deputy Advisory Agency approval, pursuant of the Los Angeles Municipal Code Section 17.03, of Tentative Tract Map No. 73869 for a maximum of eight lots and the construction of eight single family dwellings.

**Recommended Action:**

1. **Adopt** Mitigated Negative Declaration (MND) ENV-2016-0557-MND and the associated Mitigation Monitoring Program for the above referenced project.
2. **Deny** the appeal
3. **Sustain** the decision of the Deputy Advisory Agency for the subdivision of a maximum of eight single-family lots for the construction, use, and maintenance of eight single-family dwellings, pursuant to the provisions of Los Angeles Municipal Code Section 17.03.
4. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

**Planning Staff:** JoJo Pewsawang (213) 978-1214

**6. 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, October 13, 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).