

**SOUTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, DECEMBER 13, 2018, AFTER 4:30 P.M.  
MARVIN BRAUDE SAN FERNANDO VALLEY CONSTITUENT SERVICE CENTER  
6262 VAN NUYS BOULEVARD, FIRST FLOOR  
VAN NUYS, CA 91401**

Lydia Drew Mather, President  
Mark Dierking, Vice President  
Rebecca Beatty, Commissioner  
Raymond J. Bishop, Commissioner  
Anna Menedjian, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, Executive Officer  
Lisa M. Webber, AICP, Deputy Director

Vacant , Commission Executive Assistant  
[apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org)  
(213) 978-1300

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS**

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. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. **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.**

Written submissions are governed by Rule 4.3 of the South Valley Area Planning Commission Rules and Operating Procedures. All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) pages plus accompanying photographs, and must include the case number and agenda item number on the first page. 12 hard copies must be submitted to the Commission Executive Assistant the day of the meeting. Electronic submissions will not be accepted within this time period.

Submissions that do not comply with these rules will be stamped "**File Copy. Non-complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

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. **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.**

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) days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1134.

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 agenzized 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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are online at <http://planning.lacity.org>.

Agendas, Draft and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "South Valley", "Agendas", under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 532, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

1. **DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – November 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-2017-877-ZC-BL-ZAA](#)  
CEQA: ENV-2017-878-CE  
Plan Area: Reseda – West Van Nuys  
Related Case: VTT-74895-SL

Council District: 6 - Martinez  
Last Day to Act: 12-13-18

**PUBLIC HEARING** – Completed May 22, 2018

**PROJECT SITE:** 17210 West Roscoe Boulevard

**PROPOSED PROJECT:**

Demolition of an existing single-family dwelling and construction, use and maintenance of nine single-family dwellings, with a proposed maximum height of 26 feet and six (6) inches. Lots 1-5 will include 2-story, 2,264 square foot single-family dwellings and Lots 6-9 will include 2-story, 2,829 square foot dwellings. The proposed unit density is based on the (T)(Q)RD3-1 and (T)(Q)RD5-1 Zone, and a zone change in conjunction with a Small Lot Subdivision which includes 18 covered off-street parking spaces, a minimum of 8,151 square feet of open space and one common access easement.

**REQUESTED ACTIONS:**

1. Pursuant to State CEQA Guidelines, Section 15332, an Exemption from CEQA pursuant, and that there is no substantial evidence demonstrating that a categorical exemption pursuant CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 12.32 F, a Zone Change from RA-1 to RD3-1 for the first five lots on the northern portion of the site closest to Roscoe Boulevard and from RA-1 to RD5-1 for the four lots on the remaining southern portion of the site, to a depth of 163.4 feet; and
3. Pursuant to LAMC Section 12.32 R, a Building Line removal of the 25-foot building line along Roscoe Boulevard established under Ordinance No. 96753.

**Applicant:** Bryan Coggins/Matt Hamilton, Preface Group, LLC  
Representative: Sheryl Brady, The Permit Place

**Staff:** Dominick Ortiz  
[dominick.ortiz@lacity.org](mailto:dominick.ortiz@lacity.org)  
(818) 374-5061

6. [ZA-2017-1767-ZV-SPP-1A](#)  
CEQA: ENV-2017-1768-CE  
Plan Area: Encino - Tarzana

Council District: 5 - Koretz  
Last Day to Act: 12-24-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 16206 – 16218 West Ventura Boulevard

**PROPOSED PROJECT:**

Construction of two new commercial buildings with a total of 12,880 square feet. The building will have 4,745 square-feet dedicated to gym/health club uses, and the remaining 8,137 square-feet will have restaurant uses. The Project also includes a master sign program and a parking lot re-stripe with landscaping on a 48,787 square-foot lot.

**APPEAL:**

Appeal of the September 21, 2018, Zoning Administrator's determination which:

1. Determined, based on the whole of the administrative record, that the project is exempt from the CEQA, pursuant to State CEQA Guidelines Section 15332 and Section 1,

- Article III, Class 5, Category 23, and Class 11, Category 1, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Approved, pursuant to Charter Section 562 and Section 12.27 of the Los Angeles Municipal Code, a Zone Variance from LAMC Section 12.16 A.2(p), to allow a fitness studio(health club) in the C4-1L Zone; and
  3. Approved, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review with the Ventura/Cahuenga Boulevard Corridor Specific Plan for the project.

**Applicant:** Masoud (Max) Netty, Ventura Libbit Co. LLC  
Representative: Gregory Taylor, The Taylor Group

**Appellant:** Jordan Caspari, Soma Encino LLC

**Staff:** Aleta D. James, Associate Zoning Administrator

The next regular meeting of the South Valley Los Angeles Area Planning Commission will be held at **4:30 p.m.** on **Thursday, December 27, 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](mailto:apcsouthvalley@lacity.org).