

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

**SOUTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, DECEMBER 10, 2015, 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; FAX (213) 978-1029

**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). 3 and 4.

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 272, 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 through the Internet World Wide Web at [www.planning.lacity.org](http://www.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. Meeting Minutes for November 12, 2015

3. **APCSV-2015-1978-ZC**

**CEQA:** ENV-2015-1975-MND

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

**Council District:** 3- Blumenfield

**Location:** 19141-19215 W. Saticoy Street and  
19140-19200 West Lull Street

**Expiration Date:** 12/21/15

**Appeal Status:** Appealable only by applicant to City  
Council if disapproved in whole or in part

**PUBLIC HEARING HELD ON SEPTEMBER 15, 2015**

**Proposed Project:**

The project involves the merger and re-subdivision of nine (9) lots into 16 lots and the construction, use and maintenance of 16 new single-family dwellings. Each of the lots would include a minimum of two (2) covered parking spaces. The project would include extending and improving Lull Street and the public alley between Lull and Saticoy Streets by approximately 450 feet.

**Requested Actions:**

1. Pursuant to Section 12.32-F of the Los Angeles Municipal Code, a Zone Change from RA-1 to R1-1;
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adoption of a Mitigated Negative Declaration (ENV-2015-1975-MND) and Mitigation Monitoring Program for the subject use.

**Applicant:** Carl Steinberg, Williams Homes

Representative: Same

**Recommended Actions:**

1. **Adopt** the Findings.
2. **Deny** a Zone Change from RA-1 to R1-1.
3. **Recommend** that the City Council **approve** a Zone Change from RA-1 to (T)RS-1.
4. **Adopt** the Mitigated Negative Declaration No. ENV-2015-1975-MND.
5. **Adopt** the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2015-1975-MND.
6. **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.

7. **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.

**Staff:** Oliver Netburn (213) 978-1382

4. **ZA-2014-2563-ZAA-1A**  
**CEQA:** ENV-2014-2562-CE  
**Plan Area:** Encino-Tarzana

**Council District:** 5 - Koretz  
**Location:** 15961 West Royal Oak Road  
**Expiration Date:** 12/22/15  
**Appeal Status:** No further appeal if denied

## **PUBLIC HEARING**

### **Requested Actions:**

An Appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code (LAMC) Section 12.28, to approve a Zoning Administrator's Adjustment, to permit an accessory use within the front half of the lot as otherwise not allowed by Section 12.21, C.5(b); an adjustment to permit a proposed garage and rooftop tennis court to be located less than 50 feet from an "R" Zoned property as required by ZAI 78-100; an adjustment to permit a 3-foot building separation between an existing guest house and a proposed accessory structure in lieu of the 10-foot separation required by Section 12.21-C,1(b); an adjustment to permit a 3-foot 4-inch side yard setback in lieu of the 12-foot setback for a proposed garage and rooftop tennis court required by Section 12.07.01-C,2; and an adjustment to permit the continued maintenance of an existing 11-foot high hedge in lieu of the maximum 3-1/2 feet otherwise permitted in the front yard by Section 12.21-C,1(g) and 12.22-C,20(f) of the LAMC; and to adopt the Lead Agency's action in issuing Categorical Exemption No. ENV-2014-2562-CE as the environmental clearance for this action.

**Applicant:** Andrew and Barbara Leigh  
Representative: Robert Shachtman/Jamie Massey, Permits Unlimited

**Appellants:** 1) Aaron and Toby Feit  
Representative: Liz Klebaner, Nossaman LLP  
2) Tanaya and Louis Page  
Representative: Liz Klebaner, Nossaman LLP

### **Recommended Actions:**

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeals.
3. **Sustain** the action of the Zoning Administrator and **Approve:**
  - a. Zoning Administrator's Adjustment, to permit an accessory use within the front half of the lot as otherwise not allowed by Section 12.21, C.5(b);
  - b. An adjustment to permit a proposed garage and rooftop tennis court to be located less than 50 feet from an "R" Zoned property as required by ZAI 78-100;
  - c. An adjustment to permit a 3-foot building separation between an existing guest house and a proposed accessory structure in lieu of the 10-foot separation required by Section 12.21-C,1(b);
  - d. An adjustment to permit a 3-foot 4-inch side yard setback in lieu of the 12-foot setback for a proposed garage and rooftop tennis court required by Section 12.07.01-C,2;
  - e. An adjustment to permit the continued maintenance of an existing 11-foot high hedge in lieu of the maximum 3-1/2 feet otherwise permitted in the front yard by Section 12.21-

- C,1(g) and 12.22-C,20(f) of the LAMC;
4. **Adopt** the Lead Agency's action in issuing Categorical Exemption No. ENV-2014-2562-CE as the environmental clearance for this action.

**Staff:** Jim Tokunaga (213) 978-1307

**5. 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, December 24, 2015** 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 three working days (72 hours) 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).