

**SOUTH VALLEY AREA PLANNING COMMISSION**  
**CORRECTED - REGULAR MEETING – AGENDA**  
**THURSDAY, JUNE 8, 2017, AFTER 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  
Raymond J. Bishop, Commissioner  
Mark Dierking, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director  
Jan Zatorski, Deputy Director

Renee Glasco, Commission Executive Assistant I  
(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.**

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs and posters. 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 APC, and will not be included in the official administrative record for the item at issue.

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. **Note:** Materials received after the mailing deadline will be placed in the official case file.

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) 978-1300.

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 No. Main Street, Los Angeles, California, and are online at <http://planning.lacity.org>.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act  
CE – Categorical Exemption  
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration  
ND – Negative Declaration

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

1. **DEPARTMENTAL REPORT**

A. Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of Minutes – December 8, 2016; February 9, 2017; February 23, 2017;  
March 9, 2017; March 23, 2017; April 27, 2017.

3. **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.

4. **DIR-2014-2427-DRB-SPP-MSP-1A\*\***

CEQA: ENV-2013-1734-MND

Plan Area: Hollywood

Council District: 4 – Ryu  
Last Day to Act: 07-26-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2700 North Woodstock Road; 2708 North Woodstock Road

\*\*Request from the Applicant to the South Valley Area Planning Commission to continue the matter to the meeting of June 22, 2017. (Motion required)

**PROPOSED PROJECT:**

Demolition of an existing, 2,642 square-foot single-family dwelling and the construction of a new, 5,468 square-foot, single-family dwelling with an attached, 400 square-foot, two-car garage. The project includes approximately 3,134 square feet of hardscape, 387 square feet of covered patio area, 2,512 square feet of basement area, and a pool/spa. This would result in a total structure of 8,822 square feet with a maximum height of 25 feet. The project does not propose the removal of any protected trees. The project proposes 1,673 cubic yards of cut, 90 cubic yards of fill, 1,398 cubic yards of export, and zero cubic yards of import.

**APPEAL:**

An appeal of the Planning Director's determination to disapprove a Mulholland Scenic Parkway Specific Plan Project Permit and Design Review for the project, pursuant to Sections 11.5.7 C.6 and 16.50 of the Los Angeles Municipal Code, respectively; and appeal of the adoption of Mitigated Negative Declaration No. ENV-2013-1734-MND for the project pursuant to CEQA Guidelines Section 15074(b), and adoption of related Mitigation Monitoring Program pursuant to CEQA Guidelines Section 15074(d).

**Applicant:** Victor Draï  
Representative: Jeffrey Smalley

**Staff:** William Huguen, Planning Assistant  
[william.hugen@lacity.org](mailto:william.hugen@lacity.org)  
(818) 374-5049

5. **[APCSV-2016-4681-VZC-BL](#)**

CEQA: ENV-2016-4683-CE  
Plan Area: Van Nuys – North Sherman Oaks  
Related Case: AA-2016-4682-PMLA

Council District: 6 - Martinez  
Last Day to Act: 06-26-17

**PUBLIC HEARING** – Completed May 2, 2017

**PROJECT SITE:** 7736 North Haskell Avenue  
(7736-7742, 7748, and 7754 N. Haskell Avenue; 7737, 7743, 7749, and  
7755 North Aqueduct Avenue)

**PROPOSED PROJECT:**

The merger of an existing 5,760 square-foot alley, 10,348 square feet of the public right-of-way (Aqueduct Avenue), and eight parcels and the re-subdivision into two parcels for the construction of a 45,900 square foot light manufacturing building on proposed Parcel A and a surface parking lot on proposed Parcel B.

**REQUESTED ACTIONS:**

1. Pursuant to State CEQA Guidelines, Section 15315 (Class 15) and Section 15332 (Class 32), determine based on the whole of the administrative record, that the Project is exempt from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Sections 12.32-F and Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from R1-1 to CM-1; and
3. Pursuant to LAMC Section 12.32-R, the removal of a 25-foot building line along the eastern side of Haskell Avenue established pursuant to Ordinance No. 102,413, for Lot Nos. 1 through 4 of Tract 19270.

**Applicant:** Jeff Pink, 7710 Haskell, LLC  
Representative: Johnathan Razbannia/Enrique Prado, JMR Land Use  
Consultants

**Staff:** May Sirinopwongsagon, City Planner  
[may.sirinopwongsagon@lacity.org](mailto:may.sirinopwongsagon@lacity.org)  
(213) 978-1372

6. [DIR-2016-2282-DRB-SPP-MSP-1A](#)  
CEQA: ENV-2016-2283-CE  
Plan Area: Sherman Oaks – Studio City – Toluca Lake  
Cahuenga Pass

Council District: 4 - Ryu  
Last Day to Act: 06-08-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 7158 West Macapa Drive

**PROPOSED PROJECT:**

The demolition of an existing 1,960 square-foot single-family dwelling and the construction of a new, 3,950 square-foot, two-story, single-family dwelling with an attached, two-car, 400 square-foot garage. The project includes approximately 250 square feet of enclosed patio space, 1,598 square feet of hardscape, a 1,000 square-foot basement, a swimming pool, and a cabana. This would result in a total structure of 5,600 square feet with a maximum height of 23 feet, 10 inches on a 14,076 square-foot lot. The project grading includes 387 cubic yards of cut, 53 cubic yards of fill, 334 cubic yards of export, and 0 cubic yards of import.

**APPEAL:**

An appeal of the Planning Director's determination to Conditionally Approve a Mulholland Scenic Parkway Specific Plan Project Permit and Design Review for the project, pursuant to Sections 11.5.7 C.6 and 16.50 of the Los Angeles Municipal Code, respectively; and an appeal of the City's issuance of a Categorical Exemption, pursuant to State CEQA Guidelines 15303, as the environmental clearance for the project.

**Applicant:** Milo Bitton and Eran Bitton  
Representative: Andrea Keller

**Appellant:** Macapa Drive Homeowners Association

**Staff:** William Hughen, Planning Assistant  
[william.hughen@lacity.org](mailto:william.hughen@lacity.org)  
(818) 374-5049

7. **PUBLIC COMMENT PERIOD**

The South Valley Area Planning Commission shall provide an opportunity in open meetings for the public to address on items of interest to the public that are within the subject matter jurisdiction of the South Valley Area Planning Commission. (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 five (5) minutes per person and up to ten (10) minutes per subject at the discretion of the Commission President.

The next regular meeting of the South Valley Area Planning Commission will be held at **4:30 p.m.** on **Thursday, June 22, 2017** at

**MARVIN BRAUDE CONSTITUENT SERVICE CENTER  
6262 VAN NUYS BOULEVARD, FIRST FLOOR  
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 [APCSVALLEY@lacity.org](mailto:APCSVALLEY@lacity.org).