

**SOUTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING – AGENDA  
THURSDAY, AUGUST 24, 2017, AFTER 4:30 P.M.  
MARVIN BRAUDE SAN FERNANDO VALLEY CONSTITUENT SERVICE CENTER  
6262 VAN NUYS BOULEVARD, FIRST FLOOR MEETING ROOM  
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, Executive Officer  
Lisa M. Webber, AICP, Deputy Director  
Jan Zatorski, Deputy Director

Renee Glasco, Commission Executive Assistant I  
[apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org)  
(213) 978-1134

**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 2 pages plus accompanying photographs. 12 hard copies must be submitted the day of the meeting. 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 aenized 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**

Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of Minutes – August 11, 2016, September 8, 2016, June 8, 2017, July 27, 2017

D. Consideration of the **proposed revisions** to the South Valley Area Planning Commission **Rules and Operating Procedures** (Motion Required)

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. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address **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.

5. **RECONSIDERATIONS**

5a. **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 9.3, provided the Commission retains jurisdiction over the matter.

5b. **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.

6. [ZA-2015-3981-CU-SPP-SPPA-1A](#)  
CEQA: ENV-2015-3980-MND  
Plan Area: Canoga Park – Winnetka –  
Woodland Hills – West Hills

Council District: 3 – Blumenfield  
Last Day to Act: 09-10-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 22351 West Ventura Boulevard

**PROPOSED PROJECT:**

Demolition of an existing gas station/market and construction of a one-story building containing a 1,692 square-foot gas station convenience market and a 1,780 square-foot drive-through fast food establishment with an outdoor dining area.

**APPEAL:**

An appeal of the Zoning Administrator's determination in approving a conditional use authorizing a drive-through fast-food establishment in the C Zone which adjoins a residential zone; authorizing the construction of a commercial corner development with operating hours from 5:00 a.m. to midnight, and a 24-hour gas station/convenience market, in lieu of the otherwise permitted hours of operation of 7:00 a.m. to 11:00 p.m. by the Los Angeles Municipal Code Section 12.22A.23(a); an appeal of the Planning Director's determination for the Project Permit Compliance with Ventura/Cahuenga Boulevard Corridor Specific Plan in approving a Specific Plan Adjustment to allow 28 on-site parking spaces in lieu of the required 30 parking spaces; an appeal of the Mitigated Negative Declaration, No. ENV-2015-3980-MND ("Mitigated Negative Declaration), mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration, as the environmental clearance for the project.

**Applicant:** Bhupinder S. Mac, Bhupinder Mac Trust  
Representative: Jian Kerendian, Architect's Group

**Appellant:** Andre de Montesquioy

**Staff:** Maya Zaitzevsky  
[maya.zaitzevsky@lacity.org](mailto:maya.zaitzevsky@lacity.org)  
(818) 374-5069

The next regular meeting of the South Valley Area Planning Commission will be held at **4:30 p.m.** on **Thursday, September 14, 2017** at

**MARVIN BRAUDE SAN FERNANDO VALLEY CONSTITUENT SERVICE CENTER  
6262 VAN NUYS BOULEVARD, FIRST FLOOR MEETING ROOM  
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).