

**SOUTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING - AGENDA  
THURSDAY, FEBRUARY 8, 2018, AFTER 4:30 P.M.  
MARVIN BRAUDE SAN FERNANDO VALLEY CONSTITUENT SERVICE CENTER  
6262 VAN NUYS BOULEVARD, FIRST FLOOR  
VAN NUYS, CA 91401**

Vacant, 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

Vacant, 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.**

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. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining 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 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**

- Election of Officers
- Items of interest.
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – January 11, 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.

**PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.**

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 9.3, 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-2016-4251-VZC-DB](#)  
CEQA: ENV-2016-4252-MND  
Plan Area: Van Nuys – North Sherman Oaks  
Related Case: VTT-74665-CN

Council District: 2 – Krekorian  
Last Day to Act: 03-13-18

**PUBLIC HEARING** – September 26, 2017

**PROJECT SITE:** 13713 – 13717 West Oxnard Street

**PROPOSED PROJECT:**

The demolition of a one-story 3,000 square-foot commercial building, soil re-compacting of 2,100 cubic yards on-site, and the subsequent construction, maintenance, and use of a four story (45-foot height maximum), 16-unit residential condominium to include one (1) unit reserved as restricted affordable for Very Low Income Households, over at-grade parking on an 11,586 net square-foot lot. The proposed building is proposed with a total of 22 vehicle parking spaces and 18 bicycle parking spaces. The Deputy Advisory Agency approved the Vesting Tentative Tract Map (VTT-74665-CN) on January 8, 2018.

**REQUESTED ACTIONS:**

1. Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15164 in consideration of the whole of the administrative record, that the project was assessed in the Mitigated Negative Declaration, No. ENV-2016-4252-MND, as adopted on January 8, 2018, and no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 F, a Vesting Zone Change from [Q]C1.5-1VL and [Q]P-1VL to (T)[Q]RAS4-1VL; and
3. Pursuant to LAMC Section 12.22 A.25, a Density Bonus entitlement to permit 16 residential units (with five percent, set aside for one for Very Low Income Households for a period of 55 years, and requesting one On-Menu Incentive for an 11-foot or one-story increase to construct a four-story, 45-foot height, in lieu of the otherwise maximum permitted three-story limit established by Footnote No. 2 on the General Plan Land Use Map for the Van Nuys-North Sherman Oaks Community Plan.

**Applicant:** Danny Kurian, 13713 Oxnard LLC  
Representative: Eric Lieberman, QES Inc.

**Staff:** Lucerito Martinez, Planning Assistant  
[lucerito.martinez@lacity.org](mailto:lucerito.martinez@lacity.org)

(818) 374-5058

The next regular meeting of the South Valley Area Planning Commission will be held at **4:30 p.m. on Thursday, February 22, 2018** at

**MARVIN BRAUDE SAN FERNANDO 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 [apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org).