

**SOUTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, JULY 12, 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

Jason Wong, 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**

- Election of Officers
- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – May 24, 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. [DIR-2016-3132-DRB-SPP-MSP-1A](#)  
CEQA: ENV-2017-1924-MND  
Plan Area: Sherman Oaks – Studio City – Toluca Lake  
Cahuenga Pass

Council District: 4 – Ryu  
Last Day to Act: 07-12-18  
Continued From: 04-26-18  
05-24-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 13441 West Mulholland Drive

**PROPOSED PROJECT:**

Construction of a new 2,960 square-foot, single-family residence with an attached, two-car, 400 square-foot garage. The project includes a 2,169 square-foot first floor, a 791 square-foot second floor, approximately 235 square feet of covered patio area, 2,130 square feet of basement area, 1,204 square feet of hardscape, one (1) swimming pool, one (1) spa, and one (1) retaining wall. This results in a total structure of gross 5,725 square feet (2,960 square feet Residential Floor Area) with a maximum height of approximately 30 feet on an approximately 11,143 square-foot lot. The project is in the Mulholland Scenic Parkway Specific Plan Inner Corridor and is subject to the Baseline Hillside Ordinance. The project proposes removal of nine (9) protected trees. The project grading includes 1,671 cubic yards of cut, 720 cubic yards of fill, 951 cubic yards of export, and 0 cubic yards of import.

**APPEAL:**

An appeal of the Planning Director's conditional approval of the project subject to the Mulholland Scenic Parkway Specific Plan and Design Review, pursuant to Los Angeles Municipal Code Sections 11.5.7.C.6 and 16.50 respectively, and an appeal of the Mitigated Negative Declaration as the environmental clearance for the Project.

**Applicant:** Michael Rostami, SETA, LLC  
Representatives: Arshia Mahmoodi, Arshia Architects, LTD  
Michael Gonzales, Gonzales Law Group, APC

**Appellant:** Dixie Canyon Defenders  
Representative: Jaime T. Hall, Channel Law Group, LLP

**Staff:** Alycia Witzling, Planning Assistant  
[alycia.witzling@lacity.org](mailto:alycia.witzling@lacity.org)  
(818) 374-5044

6. [ZA-2017-3318-CUB-CUX-1A](#)  
CEQA: ENV-2017-3319-CE  
Plan Area: Van Nuys – North Sherman Oaks

Council District: 6 - Martinez  
Last Day to Act: 07-23-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 7361 – 7363 North Van Nuys Boulevard

**PROPOSED PROJECT:**

The continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 3,057 square-foot restaurant and 144 indoor seats with live entertainment and dancing, and hours of operation from 9:00 a.m. to 2:00 a.m. daily.

Determine based on the whole of administrative record, that the proposed project is exempt from CEQA, pursuant to CEQA Guidelines Section 15301 and City CEQA Guidelines, Section 1, Article III, Class 1, Category 22, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies.

**APPEAL:**

Partial appeal of Condition Nos. 7, 8, 10 and 11 of the Zoning Administrator’s determination approving in part a Conditional Use Permit to allow the continued sale and dispensing of beer and wine for on-site consumption in an existing restaurant in the C2 Zone, and denying a Conditional Use Permit to allow public dancing in an existing 3,057 square-foot restaurant in the C2 Zone.

**Applicant:** Manuel Alberto Alvarez Velasquez, Cali Viejo Restaurant  
Representative: Alicia Mendoza, Avanty Services

**Appellant:** Ana Maria Hernandez

**Staff:** Oliver Netburn, City Planner  
[Oliver.netburn@lacity.org](mailto:Oliver.netburn@lacity.org)  
(213) 978-1382

Maya Zaitzevsky, 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, July 26, 2018**

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).