

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 28, 2019, AFTER 4:30 P.M.
MARVIN BRAUDE SAN FERNANDO VALLEY CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, ROOM 1B
VAN NUYS, CA 91401**

Lydia Drew Mather, President
Mark Dierking, Vice President
Rebecca Beatty, Commissioner
Raymond J. Bishop, Commissioner
Anna Menedjian, Commissioner

Vacant, Commission Executive Assistant
apcsouthvalley@lacity.org
(213) 978-1300

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Tricia Keane, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

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) 978-1300 or by email at apcsouthvalley@lacity.org

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, 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 272, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

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

1. **DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – January 31, 2019

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. [ZA-2013-2186-CU-ZV-PA1-1A](#)
CEQA: ENV-2017-3552-CE
Plan Area: Van Nuys- North Sherman Oaks

Council District: 4 - Ryu
Last Day to Act: 03-17-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 5128 North Hazeltine Avenue

PROPOSED PROJECT:

Plan Approval for the continued use and maintenance, and proposed increase of enrollment of an existing childcare facility from 24 children (ages 2½ to 6 years old) to 28 children in an R1-1-RIO Zone. The request includes the modification of conditions of approval under Case No. ZA-2013-2186-CU-ZV-1A to allow for an increase in enrollment by 4 children, removal of certain landscaping requirements, and modifications to remove certain restrictions regarding outdoor use hours and drop-off hours.

The Commission may also consider, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to City of Los Angeles CEQA Guidelines, Article III, Section 1, Class 1, Category 22, and State CEQA Guidelines Section 15301 (Existing Facilities) and there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

APPEAL:

Appeal in part, of the December 14, 2018, Zoning Administrator's determination to approve, pursuant to Section 12.24 M. of the Los Angeles Municipal Code, modifications to the Project reflected in Condition Nos. 7(b), 8, 9(c), 16(e) and 18(c)(2).

Applicant: Doha Zohbi, Exploring Minds Montessori
Representative: R. Nicholas Brown, AICP, Seat at the Table (SATT)

Appellant: Theodore Leemon and Sam Leemon

Staff: Maya Zaitzevsky, Associate Zoning Administrator

6. [VTT-74217-SL-1A](#)
CEQA: ENV-2016-2456-CE
Plan Area: Sherman Oaks – Studio City – Toluca Lake -
Cahuenga Pass
Related Case: DIR-2016-2455-DRB-SPP-MSP-1A

Council District: 4 - Ryu
Last Day to Act: 03-08-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 3686 – 3688 North Fredonia Drive

PROPOSED PROJECT:

A Small Lot Subdivision of a 7,281 square-foot lot for a maximum of four single-family lots.

The Commission may consider, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Cal Code Regs. tit 14, Section 15332, and there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

APPEAL:

Appeal, in part, of the October 26, 2019, Deputy Advisory Agency’s determination to approve, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map for the Small Lot Subdivision for a maximum of four single-family lots.

Applicant: Joel and Pamela Fischer Trust
Representatives: Derick Flynn, SODAISM, Inc
Rick Pardo, Pardo Land Use Consultants

Appellant: Scott A. McPhail and Harold I. Huttas

Staff: Courtney Schoenwald, Deputy Advisory Agency
courtney.schoenwald@lacity.org
(818) 374-9904

7. **DIR-2016-2455-DRB-SPP-MSP-1A**

CEQA: ENV-2016-2456-CE
Plan Area: Sherman Oaks – Studio City – Toluca Lake -
Cahuenga Pass
Related Case: VTT-74217-SL-1A

Council District: 4 - Ryu
Last Day to Act: 03-08-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 3686 – 3688 North Fredonia Drive

PROPOSED PROJECT:

The demolition of two one-story, multi-family residential structures and the subdivision into four Small Lots for the construction of four single-family dwellings, each with a 400 square-foot garage. The Project’s proposed height is 33-feet, 6-inches, and approximately 1,309 square-feet of hardscape. Protected trees will not be removed. The Project will require approximately 331 cubic yards of cut, and 72 cubic yards of imported soil for a total of 403 cubic yards of fill.

The Commission may consider, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Cal Code Regs. tit 14, Section 15332, and there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

APPEAL:

Appeal, in part, of the October 26, 2019, Planning Director’s determination to approve, pursuant to Sections 11.5.7 C and 16.50 of the Los Angeles Municipal Code and Section 11 of the Mulholland Scenic Parkway Specific Plan, a Project Permit Compliance and Design Review for the Project.

Applicant: Joel and Pamela Fischer Trust
Representatives: Derick Flynn, SODAISM, Inc
Rick Pardo, Pardo Land Use Consultants

Appellant: Scott A. McPhail and Harold I. Huttas

Staff: Alycia Witzling, Planning Assistant
alycia.witzling@lacity.org
(818) 374-5504

The next regular meeting of the South Valley Los Angeles Area Planning Commission will be held at **4:30 p.m.** on **Thursday, March 14, 2019** at

Marvin Braude San Fernando Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 1B
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.