

**SOUTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, JUNE 13, 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

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

Rafael Vega, Commission Executive Assistant  
[apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org)  
(213) 978-1298

**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) 978-1298 or by email at [apcsouthvalley@lacity.org](mailto: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 – May 9, 2019 and May 23, 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**

- 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.
- 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-2017-1810-ZV-SPP-WDI-1A](#)  
CEQA: ENV-2017-1811-CE  
Plan Area: North Hollywood – Valley Village

Council District: 2 - Krekorian  
Last Day to Act: 06-18-2019

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 4637 North Laurel Canyon Boulevard; 4630 North Vantage Avenue

**PROPOSED PROJECT:**

A new three-story, 36-foot tall, 5,640 square-foot 14-unit apartment building (all studios) in the R4 Zone and a new one-story, 15-foot tall, 3,435 square-foot, single-family dwelling with attached two-car garage in the R1 Zone. The site previously contained a one-story single-family dwelling, detached garage, and eleven on-site trees which were demolished.

The Commission may also consider the Zoning Administrator's determination that, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to City of Los Angeles CEQA Guidelines and State CEQA Guidelines, Title 14 California Code Regulations, Chapter 3, Article 19, Section 15332, Class 32 for infill projects and there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies regarding location, cumulative impact, significant effects, scenic highways or hazardous waste sites.

**APPEAL:**

Four appeals of the Zoning Administrator's decision dated March 19, 2019 that, with the imposition of additional conditions of approval:

- APPROVED a Zone Variance from Los Angeles Municipal Code (LAMC) Section 12.21.C.5.(h) to allow access to a more restrictive zone from a less restrictive zone for ingress and egress purposes to no more than four residential units, pursuant to LAMC Section 12.27;
- APPROVED Project Permit Compliance Review to permit the construction of a new four unit apartment with nine at-grade parking spaces including one guest parking space and a single-family dwelling with a two-car attached garage on an approximate 20,324 square-foot site prior to dedication, pursuant to LAMC Section 11.5.7 C. and Section 3 of the Valley Village Specific Plan;
- DENIED a Waiver of Street Dedication along Laurel Canyon Boulevard to allow a variable width sidewalk between 12 feet and 8 feet 2-inches in lieu of a 15 foot sidewalk pursuant to Avenue I (Mobility Plan 2035 Standards) which adjoins the project's street frontage, pursuant to LAMC Section 12.37 I.; and
- DISMISSED a Waiver of Street Dedication along Vantage Avenue for a 12-foot sidewalk (or 5-foot sidewalk and 7-foot landscaped parkway) pursuant to Local Street Standards, which adjoins the project's street frontage, and maintain the curb and gutter only as the Valley Village Specific Plan Section 10 exempts the R1 Zone from public right-of-way dedications and improvements, pursuant to LAMC Section 12.37 I.

**Applicant:** Lior Mandelbaum, Urban Living 101 LLC  
Representative: Jerome Buckmelter, Jerome Buckmelter Associates, Inc.

**Appellant No. 1:** Stephen L. Sweetland;  
**Appellant No. 2:** Joe Riniker;  
**Appellant No. 3:** Kristene Wallis; and  
**Appellant No. 4:** Lior Mandelbaum, Urban Living 101 LLC  
Representative: Jerome Buckmelter, Jerome Buckmelter Associates

**Staff:** Charlie Rauch, Associate Zoning Administrator

The next regular meeting of the South Valley Los Angeles Area Planning Commission will be held on **Thursday, June 27, 2019 at 4:30 p.m.**

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) 978-1298 or by e-mail at [apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org).