

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JANUARY 9, 2020, AFTER 4:30 P.M.
MARVIN BRAUDE SAN FERNANDO VALLEY
CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, ROOM 1B
VAN NUYS, CA 91401**

Mark Dierking, President
Lydia Drew Mather, 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

Etta Armstrong, Commission Executive Assistant
apcsouthvalley@lacity.org
(213) 978-1128

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 of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

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, including exhibits and must include the case and agenda item number on the cover or first page. Photographs do not count toward the page limitation. Electronic submissions will not be accepted within this time period. Twelve (12) copies of the submission must be submitted to the Commission Executive Assistant prior to the start of the hearing who will distribute them to the Commission. 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 canceled 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) working days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1298 or by e-mail 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 this 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 North Main Street, Los Angeles, CA, 90012

Agendas, and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "About", "Commissions, Boards & Hearings," "Commissions & Hearings", and filter by South Valley Area Planning Commission." Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, CA 90012, 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
- Advance Calendar
- Commission Requests
- Approval of the Meeting Minutes – November 14, 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 it **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**

- 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-2017-4575-ZAD-DRB-SPP-MSP-1A](#)**

CEQA: ENV-2013-1736-MND-REC3
Plan Area: Hollywood

Council District: 4 – Ryu
Last Day to Act: 02-02-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 2700 Woodstock Road (primary); 2700-2762 Woodstock Road

PROPOSED PROJECT:

Demolition of an existing 2,642 square foot single-family dwelling and the construction of a new two story, 4,994 square foot of Residential Floor Area, single-family dwelling on a 61,733 square foot site, which consists of seven lots. The project also includes a 1,479 square-foot basement, a 400 square-foot detached garage, covered patios, and a new pool.

APPEAL:

Partial appeal of the Zoning Administrator's determination dated November 1, 2019, to approve a Project Permit Compliance and Design Review for the demolition of an existing 2,642 square foot single family dwelling and the construction of a new two-story, 5,000 square foot (Residential Floor Area) single family dwelling on a 61,733 square foot site, which consists of seven lots. The project also includes a 1,400 square foot basement, a 400 square foot detached garage, covered patios, and a new pool. The project has a maximum height of 25 feet and includes a total hardscape area of 792 square feet. The project does not propose to remove any protected trees, and includes 989 cubic yards of cut, 127 cubic yards of fill, 862 cubic yards of export, and no import with conditions.

Specific conditions being appealed are as follows:

- 1) Condition #7 – Approved herein is the construction of a new two story, 5,000 square foot Residential Floor Area, single family dwelling, fronting on a Substandard Hillside Limited Street, partially widening the street adjacent to the subject property to a variable width from 18 to 20 feet. (The total project square footage is limited to 6,800 square feet inclusive of the 5,000 square feet of RFA plus the 1,400 square foot basement and 400 square foot garage).
- 2) Condition #12(b.) – Floor Area. The project shall be limited to 5,000 square feet of Residential Floor Area (as defined after March 17, 2017). The total project square footage is limited to 6,800 square feet inclusive of the 5,000 square feet of RFA plus the 1,400 square foot basement and 400 square foot garage.

Applicant: Victor Draï
Representative: Jeffery Smalley, Jeffrey Smalley Architects

Appellant: Hilary Devries on behalf of Woodstock Road Homeowners Coalition

Staff: Dominick Ortiz, Planning Assistant
dominick.ortiz@lacity.org
(818) 374-5061

The next regular meeting of the South Valley Los Angeles Area Planning Commission will be held on **Thursday, January 23, 2020 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 seven (7) working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1128 or by e-mail at apcsouthvalley@lacity.org.