

**SOUTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, JANUARY 23, 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](mailto: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) 978-1128 or by e-mail 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 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 90<sup>th</sup> 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 Minutes – January 9, 2020

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. **[DIR-2016-1321-DRB-SPP-MSP-1A](#)**

CEQA: ENV-2016-1322-CE  
Plan Area: Hollywood

Council District: 4 - Ryu  
Last Day to Act: 01-23-20  
Continued From: 08-08-19  
10-10-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2630 Algodon Court

**PROPOSED PROJECT:**

Demolition of an existing 2,888 square foot single-family dwelling and construction of a new two-story, 6,204 square foot single-family dwelling. This would result in a total structure of approximately 9,766 gross square feet. The Project's maximum height is 28 feet. The Project includes approximately 538 square feet of covered patio area and 7,524 square feet of hardscape. The Project is on an approximately 27,527 square foot lot. The Project does not propose the removal of any protected trees. The Project requires a haul route permit for the 2,520 cubic yards of grading to be exported.

As part of the appeal, South Valley Area Planning Commission will consider whether, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15303, and Class 3, and whether there is any substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2.

**APPEAL:**

Appeal of the Planning Director's determination dated May 17, 2019, to deny pursuant to Section 11.5.7 C and Section 16.50 of the Los Angeles Municipal Code, and Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), a Project Permit Compliance Review and Design Review for the proposed Project.

**Applicant:** Ronny Levy  
Representative: Tomer J. Fedida, Esq.

**Appellant:** 2015 Zorada, LLC  
Representative: Tomer J. Fedida, Esq.

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

6. [APCSV-2016-4960-SPE-DRB-SPP-MSP](#)  
CEQA: ENV-2016-4855-CE  
Plan Area: Bel Air – Beverly Crest

Council District: 4 – Ryu  
Last Day to Act: 01-24-20

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2859 North Coldwater Canyon Drive

**PROPOSED PROJECT:**

Construction of a 3,296 square foot addition to an existing two-story, 9,480 square foot single-family residence with an attached 821 square foot, three-car garage. The Project includes 408 square feet of covered porch and an existing 907 square-foot accessory living quarters. The Project also includes 30,072 square feet of hardscape, and an existing pool, tennis court and retaining walls. The majority of the proposed addition is located in the first floor interior courtyard and will be screened by the existing structure. The proposed structure totals 13,719 square feet of Residential Floor Area. The proposed Project is a maximum height of approximately 22 feet and two inches on an approximately 130,451 square-foot lot (127,360.2 square feet per ZIMAS). The Project is in the Inner and Outer Corridors and subject to the Baseline Hillside Ordinance adopted on May 9, 2011. The project is downslope from both Mulholland Drive and Coldwater Canyon Drive. The Project seeks a Specific Plan Exception for the construction of a building or structure visible from Mulholland Drive on top of a prominent ridge. The Project is within 200 feet of a public parkland. The Project does not propose the removal of any trees. The Project requires 330 cubic yards of cut, 131 cubic yards of fill, 199 cubic yards of export, and no import.

**REQUESTED ACTIONS:**

1. Pursuant to State CEQA Guidelines, Title 14, Section 15303, Class 3, the project is exempt from CEQA, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 11.5.7 F of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception to construct a 3,296 square-foot addition to an existing 9,480 square-foot single-family dwelling located on the top of a prominent ridge, where the Specific Plan prohibits construction on top of a prominent ridge;

3. Pursuant to Section 11.5.7 of the LAMC, a Project Permit Compliance for a project within the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943); and
4. Pursuant to Section 16.50 of the LAMC, a Design Review for a project within the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943).

**Applicant:** Coldwater Properties, LLC  
Representative: Crest Real Estate, Andrew Odom

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

7. [ZA-2018-1231-CUW-1A](#) Council District: 2 – Krekorian  
CEQA: ENV-2018-1232-CE Last Day to Act: 02-19-20  
Plan Area: North Hollywood – Valley Village and  
Sherman Oaks – Studio City – Toluca Lake –  
Cahuenga Pass

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 4632 North Tujunga Avenue

**PROPOSED PROJECT:**

A new 58-foot high mono-pole wireless telecommunications facility disguised as a pine tree in the PF-1VL zone. The site is located east of Tujunga Avenue between the freeway interchanges.

**APPEAL:**

Appeal of the Zoning Administrator’s determination dated November 20, 2019, to approve a Conditional Use Permit authorizing the installation, use and maintenance of a wireless telecommunications facility disguised as a pine tree with a height of 58 feet in lieu of a maximum height of 45 feet as allowed in the PF-1VL zone with additional terms and conditions.

1. Determined based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 3), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approved, pursuant to Section 12.24 F and 12.24 W.49 of the Los Angeles Municipal Code, a Conditional Use Permit authorizing the installation, use and maintenance of a wireless telecommunications facility disguised as a pine tree with a height of 58 feet in lieu of a maximum height of 45 feet as allowed in the PF-1VL zone.

**Applicant:** Verizon Wireless, Robert Howell  
Representatives: Melissa Keith, Eukon Group and  
Gatzke Dillon & Ballance LLP, Kevin P. Sullivan, Esq.

**Appellant:** Julie Faubert, on behalf of Tujunga Village Neighbors

**Staff:** Lucerito Martinez, City Planning Associate  
[lucy.martinez@lacity.org](mailto:lucy.martinez@lacity.org)  
(818) 374-5058

David Weintraub, Associate Zoning Administrator

The next regular meeting of the South Valley Los Angeles Area Planning Commission will be held on **Thursday, February 13, 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](mailto:apcsouthvalley@lacity.org).