

**SOUTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, MAY 28, 2020 AFTER 4:30 P.M.  
(via TELECONFERENCE)**

**Meeting presentations will be made available [here \(https://tinyurl.com/SVAPCMeeting5-28-20\)](https://tinyurl.com/SVAPCMeeting5-28-20) by May 25, 2020**

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  
Shana M. M. Bonstin, Deputy Director  
Tricia Keane, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

James K. Williams, Commission Executive Assistant II  
[apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org)  
(213) 978-1295

**In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the South Valley Area Planning Commission meeting will be conducted entirely telephonically.**

**SOUTH VALLEY AREA PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450. IF YOU WISH TO PARTICIPATE IN THE MEETING AND OFFER PUBLIC COMMENT, PLEASE READ THE FOLLOWING INSTRUCTIONS.**

**Only members of the public who wish to offer public comment to the South Valley Area Planning Commission should call 1 (669) 900-9128 or 1 (213) 338-8477 and use Meeting ID No. 976 6550 1039 and then press #. Press # again when prompted for participant ID.**

Pursuant to the Commission's 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.

Written submissions are governed by Rule 4.3 of the South Valley Area Planning Commission Rules and Operating Procedures which are posted online at <https://planning.lacity.org>, by selecting "About", "Commissioners", "South Valley Area Planning Commission", and "Operating Procedures". However, please see revised submission guidelines below which have been modified in order to accommodate the conduct of the meeting telephonically.

**Initial Submissions**, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials must be emailed to [apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org). **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48-hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to [apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org). **Day of Hearing Submissions** within 48 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs and must be submitted electronically to [apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org). Photographs do not count toward the page limitation. 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 Rules and Operating 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 agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1295 or by email at [apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org) no later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

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 and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "About", "Commissions, Boards & Hearings", and filter by "South Valley Area Planning Commission".

For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>

***Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300  
Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de  
anticipación, en todas las juntas de la comisión.***

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – January 23, 2020, March 12, 2020 and April 23, 2020

2. **NEIGHBORHOOD COUNCIL**

Presentations 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. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to [apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org). THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

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.

Members of the public who wish to offer public comment to the South Valley Area Planning Commission should call 1 (669) 900-9128 or 1 (213) 338-8477 and use Meeting ID No. 976 6550 1039 and then press #. Press # again when prompted for participant ID.

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 9.3, 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-2018-328-DRB-SPP-MSP-1A](#)**

CEQA: ENV-2018-329-CE

Council District: 4 – Ryu  
Last Day to Act: 5-30-20

Plan Area: Bel Air-Beverly Crest

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2545 Bowmont Drive (Lot 1)

**PROPOSED PROJECT:**

Construction of a new 6,705 square-foot (Residential Floor Area) single-family dwelling, which includes a 680 square-foot three-car garage. The project includes 7,320 square feet of hardscape for the 41,307 square-foot vacant lot. The project also includes two retaining walls and a pool. The project is a maximum height of 25 feet. The project proposes 2,158 cubic yards of cut grading, 1,370 cubic yards of fill grading and 788 cubic yards of export grading. No protected trees are proposed for removal.

**APPEAL:**

Appeal of the Planning Director's determination dated November 18, 2019 which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15303, Class 3 and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved with Conditions, pursuant to Section 11.5.7 C and 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 and Design Review for the Proposed Project.

**Applicant:** 2545 Bowmont LLC  
Representative: Ignacio Rodriguez

**Appellant:** Bennett Silverman and Joyce Silverman

**Staff:** Lizzi Beduya, Planning Assistant  
[lizzi.beduya@lacity.org](mailto:lizzi.beduya@lacity.org)  
(818) 374-5049

6. [DIR-2018-322-DRB-SPP-MSP-1A](#)  
CEQA: ENV-2018-323-CE  
Plan Area: Bel Air-Beverly Crest

Council District: 4 – Ryu  
Last Day to Act: 5-30-20

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2545 Bowmont Drive (Lot 2)

**PROPOSED PROJECT:**

Demolition of an existing 2,388 square-foot single family dwelling and construction of a new single family dwelling with a maximum square footage of 7,400 square feet of Gross Floor Area, which includes all habitable space. The project includes a 480 square-foot garage. The project is a maximum height of 25 feet. The project also includes one 6 foot high retaining wall, one 10 foot high retaining wall, and two pools. The project includes 14,194 square feet of hardscape for the 123,752 square-foot lot. Note: Lot 2, as originally approved by the Director, was to have a lot area of 57,632 square feet in size. The applicant has submitted revised plans to eliminate Lot 3 (Case No. DIR-2018-325-DRB-SPP-MSP) and to expand the lot area of Lot 2 from 57,632 square feet to 123,752 square feet in size. The project does not propose the removal of any protected trees. The project proposes 1,227 cubic yards of cut grading, 1,176 cubic yards of fill grading and 50 cubic yards of export grading.

**APPEAL:**

Appeal of the Planning Director's determination dated November 18, 2019 which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Article 19, Section 15303, Class 3, and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved, pursuant to Section 11.5.7 C and 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 and Design Review for the Proposed Project.

**Applicant:** 2545 Bowmont LLC  
Representative: Ignacio Rodriguez

**Appellant:** Bennett Silverman and Joyce Silverman

**Staff:** Lizzi Beduya, Planning Assistant  
[lizzi.beduya@lacity.org](mailto:lizzi.beduya@lacity.org)  
(818) 374-5049

7. [DIR-2018-3394-SPP-1A](#)  
CEQA: ENV-2008-3471-EIR  
Plan Area: Canoga Park-Winnetka-Woodland Hills-West Hills

Council District: 3 – Blumenfield  
Last Day to Act: 5-30-20

#### **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 6366-6410 Canoga Avenue

#### **PROPOSED PROJECT:**

Demolition of approximately 3,750 square feet of office floor area of an existing 141,303 square-foot office building, as well as the demolition of a two-level parking garage and surface parking, and the development of an approximately 743,456 square-foot high-rise, mixed-use building, 435 feet in height, including 650 dwelling units, with a total of 671,510 square feet of Residential Floor Area and 71,946 square feet of Non-Residential Floor Area. The Project includes additions of 4,759 square feet of restaurant / retail floor area and 10,307 square feet of office floor area to the existing office building on a 204,278 square-foot lot. The Project in total will include a net increase of 83,262 square feet of Non-Residential floor area. The Project includes 1,206 automobile parking spaces that involve 12 surface/ at-grade parking spaces; 80 parking spaces in the basement level and ground floor level of the high-rise, mixed-use building; and 1,114 parking spaces distributed between four above-grade floors using an automated parking system (including six levels of automated parking) in the high-rise, mixed-use building. The Project also includes 365 bicycle parking spaces. The project proposes building in a single phase.

#### **APPEALS:**

Appeals by the Applicant and by a third-party of the Planning Director's determination dated January 2, 2020, which:

1. Determined, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Government Code Section 65457 and Found that none of the circumstances in Public Resources Code Section 21166 have occurred that would require a supplemental EIR be prepared prior to approval of the Project;
2. Determined based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Public Resources Code Section 21155.4; Found that the Project is a mixed-use development within a transit priority area, implements and is consistent with the applicable specific plan for which an environmental impact report has been certified (Warner Center 2035 Specific Plan Programmatic EIR, ENV-2008-3471-EIR and SCH No. 1990011055, referred to as "WC Specific Plan PEIR"), and is consistent with the general use

designation, density, building intensity and applicable policies specific for the Project area as a part of a sustainable communities strategy; adopted the associated Mitigation Monitoring Program; and Found none of the events specified in Section 21166 have occurred and therefore no further environmental review shall be conducted; and ;

3. Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the Project is within the scope of the WC Specific Plan PEIR (ENV-2008-3471-EIR, SCH No. 1990011055), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project are covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur, and no new mitigation is required; and the City has incorporated all feasible mitigation measure from the WC Specific Plan PEIR on the Project; and
4. Approved, pursuant to the Warner Center 2035 Specific Plan and Section 11.5.7 C of the Los Angeles Municipal Code (LAMC) and Section 5.3.3 of the Warner Center 2035 Plan (Ordinance No. 182,766), a Project Permit Compliance for the proposed Project.

**Applicant/**

**Appellant:** Eri Kroh, 6400 Canoga Owner, LLC  
Representatives: Brad Rosenheim and Sarah Golden, Rosenheim & Associates, Inc.

**Appellant:** Southwest Regional Council of Carpenters  
Representative: Mitchell Tsai, Mitchell M. Tsai, Attorney at Law, P.C.

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

The next regular meeting of the South Valley Area Planning Commission will be held on **Thursday, June 11, 2020 at 4:30 p.m.**

**Notice to paid Representatives**

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org).

**Reasonable Accommodations Consistent with Federal and State Law and California Governor's Executive Order N-29-20**

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 **three working days (72 hours)** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1295 or by e-mail at [apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org).

## Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TTY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detail descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the CA is a telemarketer. If you hear, "Hello. This is the relay service . . ." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.