

**SOUTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, SEPTEMBER 10, 2020 AFTER 4:30 P.M.  
(via TELECONFERENCE)**

**Meeting presentations will be available here (<https://tinyurl.com/SouthValleyAPC09-10-20>) by Sept. 7, 2020.  
Compliant Day-of-Meeting Submissions will be added to this drive as they are received.**

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  
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. YOU CAN ALSO VIEW THE MEETING ONLINE VIA ZOOM AT:  
(<https://planning-lacity-org.zoom.us/j/97797735416>) AND USE MEETING ID: 977 9773 5416.**

**Members of the public who wish to participate in the meeting and offer public comment to the South Valley Area Planning Commission, can either access the link located above or call 1 (213) 338-8477 or 1 (669) 900-9128 and use Meeting ID No. 977 9773 5416 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 – August 13, 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 participate in the meeting and offer public comment to the South Valley Area Planning Commission, can either access the link located at the top of this agenda or call **1 (213) 338-8477 or 1 (669) 900-9128** and use MEETING ID No. **977 9773 5416** 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. [APCSV-2018-4977-ZC](#)  
CEQA: ENV-2018-4430-CE  
Plan Area: Reseda – West Van Nuys

Council District: 3 - Blumenfield  
Last Day to Act: 9-30-20

**PUBLIC HEARING HELD JUNE 9, 2020**

**PROJECT SITE:** 7329, 7331 North Kelvin Avenue

**PROPOSED PROJECT:**

Demolition of an existing, 450 square-foot single-family dwelling with attached garage, and the construction, use, and maintenance of three small lot single-family dwellings with attached two car garages. Each dwelling will be two-stories and approximately 33-feet in height and will vary between 2,373 to 2,771 square feet in area. Parcel A fronts on Kelvin Avenue and consists of approximately 6,190 square feet of lot area; Parcel B and C are 6,068 square feet and 5,210 square feet of lot area, respectively. All three parcels are accessed from a common access easement (for vehicular and pedestrian access), which is located along the southern portion of the property and consist of a driveway and pedestrian walkway. The project proposes the removal of one (1) protected tree and 13 non-protected trees. The project proposes 1,750 cubic yards of grading, all of which is to be recompacted on the site.

**REQUESTED ACTIONS:**

1. Determine that based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Sections 15303 and 15315, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code, a Zone Change from RA-1 to RD5-1 Zone.

**Applicant:** Faisal Muhammad, SIASS Investment LLC  
Representative: Armin Gharai, GA Engineering INC

**Staff:** Tracy Williams, City Planning Associate  
[tracy.d.williams@lacity.org](mailto:tracy.d.williams@lacity.org)  
(818) 374-9910

6. [DIR-2018-2713-SPP-1A](#)  
CEQA: ENV-2008-3471-EIR  
Plan Area: Canoga Park – Winnetka – Woodland Hills –  
West Hills

Council District: 3 – Blumenfield  
Last Day to Act: 9-19-20

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 21300-21320 Califa Street

**PROPOSED PROJECT:**

A Project Permit Compliance Review (LAMC Section 11.5.7 C) for the demolition of a 40,965 square-foot one story office building on a 93,839 square-foot lot after dedications and the construction of a two-phase, two-building project totaling 422,262 square feet. Phase 1 includes the construction of a new 230,029 square-foot, mixed-use, seven-story building which measures 85 feet and six inches in height. The building is comprised of 210,988 square feet of Residential Floor Area, a maximum 194 dwelling units and includes 2,512 square feet divided among four Work-Live Units. Phase 1 also includes 19,041 square feet of Non-Residential Floor Area comprised of a maximum of eight hotel units, 1,764 square feet divided among four Work-Live Offices, 3,545 square-foot lobby and leasing office, a 1,743 square-foot café, a 1,744 square-

foot commercial retail space, a 4,237 square-foot fitness center, and a 275 square-foot dog spa. Phase 1 provides three levels of parking, one of which is subterranean, and will provide 288 residential parking spaces and 30 non-residential parking spaces, totaling a maximum of 317 parking spaces. Phase 1 also includes a sign program. Phase 2 includes a 22-story, 192,233 square-foot, and 327-foot in height office building (Commercial Tower Building) with a lobby on the ground floor. The Phase 2 building also includes four levels of parking, two of which are subterranean, totaling a maximum of 234 vehicle parking spaces.

**APPEAL:**

Reconsideration of an appeal of the Planning Director's determination dated June 18, 2020, which:

1. Found, pursuant to CEQA Guidelines Sections 15168 and 15162, 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 Warner Center 2035 Program EIR No. ENV-2008-3471-EIR; SCH No. 1990011055 ("Program EIR"), the environmental effects of the Project were 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 measures from the Program EIR on the Project; and
2. Approved, pursuant to the Warner Center 2035 Specific Plan and Section 11.5.7.C.6 of the Los Angeles Municipal Code, a Project Permit Compliance for the proposed Project.

**Applicant:** Sharon Shawn Evenheim, California Home Builders

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

**Staff:** Delia Arriaga, Planning Assistant  
[delia.arriaga@lacity.org](mailto:delia.arriaga@lacity.org)  
(818) 374-5035

The next regular meeting of the South Valley Area Planning Commission will be held on **Thursday, September 24, 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.