

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, APRIL 22, 2021 AFTER 4:30 P.M.
(via TELECONFERENCE)**

**Meeting presentations will be available here <https://tinyurl.com/SouthValleyAPC4-22-21> by April 19, 2021.
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
Anna Menedjian, Commissioner
Juana Torres, 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

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

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/88370476017> AND USE MEETING ID: 883 7047 6017 AND PASSCODE 870221.

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. 883 7047 6017 and then press #. Press # again when prompted for participant ID. You may use passcode 870221.

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. **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. **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. 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) 978-1128 or by email at 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".

If you would like to receive a determination letter for any item on today's agenda, please email your request to apcsouthvalley@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

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**

- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – March 11, 2021 and March 25, 2021

2. **NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS**

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. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken 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. 883 7047 6017 then press #. Press # again when prompted for participant ID. You may use passcode: 870221.

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-2018-2336-SPP-SPPA-1A**

CEQA: ENV-2018-2337-SE

ENV-2008-3471-EIR, SCH No. 1990011055

Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills

Council District: 3 – Blumenfield

Last Day to Act: 04-22-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 21507 – 21529 West Vanowen Street

PROPOSED PROJECT:

Demolition of one commercial office building totaling approximately 53,412 square feet on a 44,014 square foot lot before dedications, and the construction of a new, eight-story, approximately 85 feet in height, 166,995 square-foot in area, single-phase, multi-family residential building. The project includes 193 dwelling units including 11 Work-Live units for a total of 161,549 square feet of Residential Floor Area. The Project also includes approximately 5,446 square feet of Work-Live units as Non-Residential Floor Area according to the Warner Center 2035 Specific Plan. The Project includes four levels of parking, two of which are subterranean, 249 vehicle parking spaces, 12 short-term bicycle parking spaces, and 121 long-term bicycle parking spaces. The Project also includes approximately 6,732 square feet of Publicly Accessible Open Space (PAOS) and the removal and replacement of three Street Trees in the Public Right of Way. The Project is located in and subject to the regulations of the Warner Center 2035 Specific Plan.

APPEAL:

Appeal of the November 9, 2020, Planning Director’s Determination which:

- 1. Determined based on the whole of the administrative record, that the Project is Statutorily Exempt from CEQA, pursuant to Government Code 65457 and Find that none of the circumstances in Public Resources Code Section 21166 have occurred;
- 2. 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 Warner Center 2035 Program EIR No. ENV-2008-3471-EIR; SCH No. 1990011055 (“Program EIR”), pursuant to CEQA Guidelines Sections 15168 and 15162; the 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;
- 3. Approved with conditions, pursuant to Sections 11.5.7 C and 5.3.3 of the Los Angeles Municipal Code (LAMC), a Project Permit Compliance Review for the demolition of one commercial office building totaling approximately 53,412 square feet on a 44,014 square foot lot before dedications, and the construction of a new, eight-story, approximately 85 feet in height, 166,995 square-foot in area, single-phase, multi-family residential building. The Project includes 193 dwelling units including 11 Work-Live units for a total of 161,549 square feet of Residential Floor Area. The Project also includes approximately 5,446 square feet of Work-Live units as Non-Residential Floor Area according to the Warner

Center 2035 Specific Plan. The Project includes four levels of parking, two of which are subterranean, 249 vehicles parking spaces, 12 short-term bicycle parking spaces, and 121 long-term bicycle parking spaces. The Project also includes approximately 6,732 square feet of Publicly Accessible Open Space (PAOS) and the removal and replacement of three Street Trees in the Public Right of Way;

4. Approved with conditions, pursuant to LAMC Section 11.5.7 E(2)g and Section 3.2 of the Warner Center 2035 Specific Plan (Ordinance 182,766), a Project Permit Adjustment to permit a minimum 12 foot and six-inch floor to floor height for the “Work” portion of the Work-Live units in an Active Street Frontage-identified area in lieu of the 15 feet otherwise required in Section 6.2.4.2.1(a) of the Warner Center 2035 Specific Plan; and
5. Adopted the Conditions of Approval and Findings

Applicant: Eri Kroh, 21515 Vanowen Street Associates, LLC
Representative: Sarah Golden, Rosenheim and Associates, Inc.

Appellant: Gina K. Thornburg, Coalition for Valley Neighborhoods

Staff: Sheila Toni, City Planning Associate
sheila.toni@lacity.org
(818) 374-9911

6. [VTT-82510-SL-1A](#)
CEQA: ENV-2018-7518-CE
Plan Area: Van Nuys-North Sherman Oaks

Council District: 4 – Raman
Last Day to Act: 04-30-21

PUBLIC HEARING REQUIRED

PROJECT SITE: 14535 West Killion Street

PROPOSED PROJECT:

A request for a Vesting Tract Map to subdivide one, approximately 6,291 square-foot lot, into six single-family lots. The applicant is requesting up to a 12 percent increase in height from Ordinance No. 167,939, Area 8, Subarea 96, which limited the height to 30 feet except rooftop structures. The proposed subdivision of land will result in the demolition of one two-story single-family residential dwellings, detached garage, and the removal of 23 non-protected trees for the construction, use, and maintenance of six new three-story dwellings each with two-car garage. Ten new trees are proposed to be replaced onsite and the two street trees are to remain.

APPEAL:

Appeal of the December 24, 2020, Deputy Advisory Agency’s determination which:

1. Determined, based on the whole of the administrative record, the Project is exempt from State CEQA pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32 and that 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 Sections 17.03 and 12.22 C.27 of the Los Angeles Municipal Code, a Vesting Tentative Tract No. VTT-82510-SL located at 14535 West Killion Street, for a maximum of six small lots, as shown on map stamp dated December 18, 2018 in Van Nuys-North Sherman Oaks Community Plan. This unit density is based on the [Q]RD1.5-1 Zone; and
3. Adopted the Conditions of Approval and Findings.

Applicant: 4508 Ethel, LLC, Farbod Rezvani
Representative: Sean Nguyen, EZ Permits, LLC

Appellant: Thelma Mericle

Staff: Olga Ayala, Planning Assistant
(818) 374-5042
olga.ayala@lacity.org

The next regular meeting of the South Valley Area Planning Commission
will be held on **Thursday, May 13, 2021**

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. For assistance, please contact the Ethics Commission at (213) 978-1960 or 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.

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.