

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, APRIL 14, 2022 AFTER 4:30 P.M.
(via TELECONFERENCE)**

**Meeting presentations will be available here <https://tinyurl.com/SouthValleyAPC4-14-22> by April 11, 2022.
Compliant Day-of-Meeting Submissions will be added to this drive as they are received.**

Mark Dierking, President
Lydia Drew Mather, Vice President
Vanessa Barraza, Commissioner
Lisa Karadjian, Commissioner
Ilyanne Morden Kichaven, Commissioner

Vincent P. Bertoni, AICP, Director
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

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

In accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the South Valley Area Planning Commission's April 14, 2022 meeting will be conducted via telephone and/or videoconferencing.

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/89677385222> AND USE MEETING ID: 896 7738 5222 AND PASSCODE 578734.

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. 896 7738 5222 and then press #. Press # again when prompted for participant ID. You may use passcode 578734.

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 agendized 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 online 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. **DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE**
Motion Required. Pursuant to Government Code Sections 54953(e)(1)(B)-(C), and (e)(3)(A) and (e)(3)(B)(i), a determination that COVID-19 State of Emergency continues to directly impact the ability of members to meet safely in person and possible Commission action.

2. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**
 - Advance Calendar
 - Commission Requests

3. **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.

4. **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. **896 7738 5222** then press #. Press # again when prompted for participant ID. You may use passcode: **578734**.

5. **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.

6. **APCSV-2020-1017-VZC-SPP-SPE**
CEQA: ENV-2020-1018-MND
Plan Area: Encino - Tarzana

Council District: 3 – Blumenfield
**Last Day to Act: 04-14-22

PUBLIC HEARING REQUIRED

PROJECT SITE: 5223 – 5231 North Lindley Avenue

PROPOSED PROJECT:

The demolition of an existing one-story commercial shopping center with surface parking lot and the construction, use, and maintenance of a two-story, approximately 34 feet in height (38 feet to the top of the elevator shaft), 19,185 square-foot medical office center. The Proposed Project would include five parking spaces on site, with the remainder of the required parking (91 spaces) to be provided off-site at the adjacent Ventana Medical Center located at 5219 Lindley Avenue. To achieve the proposed Project, the applicant is requesting a Vesting Zone Change from the C2-1VLD and P-1VLD Zones to the C2-1VL Zone, three Specific Plan Exceptions (for floor area ratio, lot coverage, and height), and Specific Plan Permit compliance review. The Subject Property is located within the Ventura Cahuenga Boulevard Corridor Specific Plan, Community Commercial Designated Area.

REQUESTED ACTIONS:

- 1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2020-1018-MND as circulated on May 27, 2021 (“Mitigated Negative Declaration”), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Find, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find, the mitigation measures have been made enforceable conditions on the project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
- 2. Pursuant to Section 12.32 Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from C2-1VLD and P-1VLD to C2-1VL;
- 3. Pursuant to LAMC Section 11.5.7 F, Specific Plan Exceptions to permit the following:
 - a. 19,185 square feet of floor area (1.15 FAR) in lieu of 16,700 square feet of floor area otherwise permitted (1.0 FAR) per the Ventura - Cahuenga Boulevard Corridor Specific Plan, Section 6.B.3;
 - b. A Specific Plan Exception to permit 72 percent lot coverage in lieu of the 60 percent otherwise permitted in the Ventura - Cahuenga Boulevard Corridor Specific Plan, Section 7.B.2;
 - c. A Specific Plan Exception to permit a building height of 34 feet to the roofline and 38 feet to the roof access stairs and elevator overrun in lieu of the 30 feet in height otherwise permitted in the Ventura - Cahuenga Boulevard Corridor Specific Plan, Section 7.E.1.d.1; and
 - d. A Project Permit Compliance Review with the Ventura - Cahuenga Boulevard Corridor Specific Plan. As part of the Project Permit Compliance Review, the Applicant requests

approval of shared parking for 91 spaces with the adjacent Ventana Medical Center located at 5219 Lindley Avenue.

Applicant: Daniel Kashani

Staff: Andrew Jorgensen, City Planner
andrew.jorgensen@lacity.org
(818) 374-9904

The next regular meeting of the South Valley Area Planning Commission will be held on **Thursday, April 28, 2022**

****Pursuant to Mayor Garcetti's Emergency Order issued on March 21, 2020, which was subsequently extended on April 17, 2020, the time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.**

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) 978-1128 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 TIY-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.