

SOUTH VALLEY AREA PLANNING COMMISSION
***CORRECTED* REGULAR MEETING AGENDA**
THURSDAY, JANUARY 26, 2023 AFTER 4:30 P.M.
(via TELECONFERENCE)

Meeting presentations will be made available (<https://tinyurl.com/SouthValleyAPC1-26-23>) by January 24, 2023. Compliant Day of Submissions will be added to this drive as they are received.

Mark Dierking, President
Vanessa Barraza, Vice President
Lisa Karadjian, Commissioner
Lydia Mather, Commissioner
Anna Menedjian, Commissioner

Vincent P. Bertoni, AICP, Director
Shana M. M. Bonstin, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Eva Bencomo, Commission Executive Assistant
apcsouthvalley@lacity.org
(213) 978-1360

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 January 26, 2023 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/83130912428> AND USE MEETING ID: 831 3091 2428 AND PASSCODE 632321.

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 **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 831 3091 2428** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 632321**. For virtual meeting participation information, please click [here](#).

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.

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," "Area Planning Commissions," "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. Photographs do not count toward the page limitation. **Day of Hearing Submissions** within 24 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. 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) 978-1360 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," 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>.

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.

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), (e)(3)(A), and (e)(3)(B)(i), a determination that the 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**

- Items of Interest
- 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 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 **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 831 3091 2428** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 632321**.

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-2016-4655-ZC-CU-ZV-CDO](#)
CEQA: ENV-2016-4656-CE
Plan Area: Reseda - West Van Nuys

Council District: 3 - Blumenfield
**Last Day to Act: 3-12-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 7217 North Geyser Avenue

PROPOSED PROJECT:

The continued use and maintenance of an automotive and tow truck repair, storage, and dispatch service with multi-family residential use all on an approximately 30,707-square-foot lot. No new construction is proposed.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15301, Class 1, and 15303, Class 3, an Exemption from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code (“LAMC” or “Municipal Code”) Section 12.32 F, a Zone Change from [Q]P-1VL-CDO to [Q]C2-1VL-CDO over the entire site and modification of the permanent [Q] Conditions in Ordinance No. 176,558 (Reseda Central Business District Community Design Overlay) that prohibit new auto-related uses, including the open storage of vehicles;
3. Pursuant to LAMC Section 12.24 W.4, a Conditional Use to allow an automotive use in a C Zone that does not comply with the development standards and operating conditions as enumerated in LAMC Section 12.22 A.28: (a) existing doors/windows that are parallel to a street consist of 0 percent transparency in lieu of the minimum required 50 percent transparency; (b) existing bay doors used for vehicular ingress/egress face and are within 100 feet of a residential zone/use as otherwise prohibited; (c) landscaping deviations from LAMC Sections 12.41 - 12.43 including the requirement for an automatic irrigation system and minimum five foot landscaped setbacks along all street frontages and the perimeters of parking areas abutting a residential zone/use;
4. Pursuant to LAMC Section 12.24 W.50, a Conditional Use to allow automobile and truck storage within 500 feet of a R Zone;
5. Pursuant to LAMC Section 12.27, a Zone Variance to allow truck repair, towing dispatch, and storage including the overnight parking and open storage of automobiles and towing vehicles in the C2 Zone, as otherwise prohibited by LAMC Section 12.14; and
6. Pursuant to LAMC Section 13.08, compliance with the Reseda Central Business District Community Design Overlay Ordinance Nos. 176,557 and 176,558 except as modified herein.

Applicant: Michael Reiter
Representative: Elizabeth Fonvergne

Staff: Laura Frazin-Steele, City Planner
laura.frazinsteele@lacity.org
(818) 374-9919

7. [ZA-2022-2735-CU-1A](#)

CEQA: ENV-2020-1181-CE

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

Council District: 3 – Blumenfield

**Last Day to Act: 1-31-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 22949 West Del Valle Street

PROPOSED PROJECT:

Construction, use, and maintenance of a new 23-vehicle public parking area, including one accessible stall on an approximately 6,507-square-foot vacant lot in a residential zone.

APPEAL:

1. An appeal of the November 1, 2022, Zoning Administrator’s Determination which:
2. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA Guidelines, Article 19, Section 15311, Class 11, and there is no substantial evidence demonstrating that an exception to categorical exemption pursuant to Guidelines, Section 15300.2 applies;
3. Approved, pursuant to Section 12.24 W.37 of the Los Angeles Municipal Code (LAMC), a conditional use to allow the construction, use, and maintenance of a new 23-vehicle public parking area including one accessible stall on an approximately 6,507-square-foot vacant lot in a residential zone; and
4. Adopted the Conditions of Approval and Findings.

Applicant: Baback Hakimi, Manager, Del Valle Holdings, LLC
Representative: Larry Mondragon, Craig Fry & Associates, LLC

Appellant: Frank M. Arlotti

Staff: Laura Frazin-Steele, City Planner
laura.frazinstele@lacity.org
(818) 374-9919

Theodore L. Irving, Associate Zoning Administrator

8. [APCSV-2018-5294-SPE-ZAA-ZAD-DRB-SPP-MSP](#)

CEQA: ENV-2018-5295-CE

Plan Area: Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass

Council District: 4 – Raman

**Last Day to Act: 1-31-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 13375 - 13411 West Mulholland Drive

PROPOSED PROJECT:

Construction of a new, 9,999.68 square-foot (Residential Floor Area), three-story, single-family dwelling with a 4,487 square-foot basement, a 701 square-foot four car garage at grade level, 535 square feet of multiple covered patios, and two pools with decks on two vacant lots totaling approximately 64,860.4 square-feet. The Project includes approximately 9,762 square feet of hardscape. The proposed structure is a total of 9,999.68 square feet of Residential Floor Area and a maximum height of approximately 52 feet. The Project is in the Inner Corridor and is subject to the Baseline Hillside Ordinance adopted on March 17, 2017. The Project is downslope from the Mulholland Drive right-of-way and is visible from Mulholland Drive. The Project is within 200 feet of a designated parkland. The Project proposes a haul route and 3,235 cubic yards of cut, 844 cubic yards of fill, zero cubic yards of import, and 2,391 cubic

yards of export grading. There are six protected coast live oak trees and four protected Southern California black walnut trees on site. The Project does not propose the removal of any protected trees.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Article III, Section 15303, Class 3 an Exemption from CEQA, and that 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 of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception to permit a front yard setback of 20 feet in lieu of the 40-foot setback required under Mulholland Specific Plan Section 5.D.3;
3. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to permit the construction of three retaining walls, each with a maximum height of 10 feet, in the required front yard, in lieu of the allowed maximum height of 3.5 feet per Section 12.22 C.20 (f)(2);
4. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to permit the construction of one retaining wall with a maximum height of 10 feet in the required side yard, in lieu of the allowed maximum height of six feet per Section 12.22 C.20 (f)(3);
5. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.26, a Zoning Administrator's Determination to permit the construction of six retaining walls of variable height, between three feet and 10 feet in height, in lieu of the otherwise allowed maximum of one 12-foot in height retaining wall or two 10-foot in-height retaining walls per LAMC Section 12.21.C.8(a);
6. Pursuant to LAMC Section 12.24 X.28, a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling on a lot fronting a Substandard Hillside Limited Street that is not improved to a width of at least 20 feet, as required by LAMC 12.21 C.10.(i)(2);
7. Pursuant to LAMC Section 12.37.I, a waiver of the street dedication to the public right-of-way, as required per Section 12.21 C.10.(i); and
8. Pursuant to LAMC Sections 11.5.7 C and 16.50, a Project Permit Compliance and Design Review as required by the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943).

Applicant: Hamid Reza Barr, RHB Trust
Representative: Larry Mondragon, Craig Fry & Associates

Staff: Katie Knudson, City Planner
Katie.Knudson@lacity.org
(213) 847-3659

The next regular meeting of the South Valley Area Planning Commission will be held on **Thursday, February 9, 2023 at 4:30 p.m.**

****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 Section 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

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1360 or by email 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 detailed 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 Communications Assistant (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.