

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, FEBRUARY 23, 2023 AFTER 4:30 P.M.
(via TELECONFERENCE)**

Meeting presentations will be made available (<https://tinyurl.com/SouthValleyAPC2-23-23>) by February 21, 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 February 23, 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/84746511804> AND USE MEETING ID: 847 4651 1804 AND PASSCODE 845294.

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. 847 4651 1804** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 845294**. 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. 847 4651 1804 and then press #. Press # again when prompted for participant ID. Please use Meeting Passcode 845294.

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. **AA-2020-4628-PMLA-1A**
CEQA: ENV-2020-4629-CE
Plan Area: Encino - Tarzana

Council District: 4 - Raman
**Last Day to Act: 2-23-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 5031 - 5033 N. Encino Avenue

PROPOSED PROJECT:

Subdivision of two adjoining 83,970 square-foot (gross)/83,095 square-foot (net) lots into four parcels located in the RA-1 Zone. Demolition of the existing single-family dwelling, accessory structures, tennis court and pool is proposed on Parcel B and C. There are no native, protective species on the project site.

APPEAL:

An Appeal of the January 3, 2023, Deputy Advisory Agency Determination which:

- 1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA, pursuant to CEQA Guidelines Section 15315, Class 15, 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. Approved, pursuant to Los Angeles Municipal Code (LAMC) Sections 17.51 and 17.53, Preliminary Parcel Map AA-2020-4628-PMLA stamp-dated August 6, 2020 for the merger and subdivision of two abutting lots into a maximum of four parcels in the RA-1 Zone; and
- 3. Adopted the Conditions of Approval and Findings.

Applicant: Ami Elkayam, Encino Estates Development, LLC
Representative: Camille Zeitouny, Zeitouny & Associates

Appellant 1: Sol and Giselle Dunst
Representative: Kristina Kropp, Luna and Glushon

Appellant 2: Neighborhoods First, a California Unincorporated Association
Representative: Robert L. Glushon, Luna and Glushon

Staff: Courtney Yellen, Planning Assistant
courtney.yellen@lacity.org
(818) 374-5059

7. **DIR-2022-1022-SPP-SPPA-WDI-1A**
CEQA: ENV-2022-1023-CE

Council District: 4 – Raman
**Last Day to Act: 2-23-23

PUBLIC HEARING REQUIRED

PROJECT SITE: 12218, 12220, & 12222 West Ventura Boulevard

PROPOSED PROJECT:

Demolition of an existing one-story 2,453 square-feet of retail building for the construction of a three-story 6,036 square-foot commercial building containing 2,975 square-feet of ground floor of retail and 3,061 square-feet of office spaces on the second and third floor with four on-site and 14 off-site car parking spaces, 12 short-term and four long-term bicycle parking spaces. The Project also includes a 640 square-foot trellis on the third floor, 14 deficient parking spaces, and a sign program to regulate the installation and approval of four future tenant wall signs on a 5,000 square-foot lot.

APPEAL:

An appeal of the December 2, 2022, Planning Director’s Determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Article 19, Section 15303, Class 3, new construction or conversion of small structures, and Section 15311, Class 11, on-premise signs, and there is no substantial evidence demonstrating that an exception to categorical exemption pursuant to Guidelines, Section 15300.2 applies;
2. Approved with Conditions, Project Permit Compliance Review to permit the demolition of an existing one-story 2,453 square feet of retail building for the construction of a three-story 6,036 square feet commercial building containing 2,975 square feet of ground floor retail and 3,061 square feet of office space on the second and third floor with four on-site and 14 off-site car parking spaces, and 12 short-term, and four long-term bicycle parking spaces. The Project also includes a 640 square feet trellis on the third floor, 14 deficient parking spaces, and a sign program to regulate the installation and approval of four future tenant wall signs on a 5,000 square-foot lot;
3. Approved with Conditions, a Project Permit Adjustment to permit a three-foot increase in building height to allow 33 feet in lieu of otherwise permitted 30 feet by Section 7.E.1.(a).3.(ii) of the Ventura/Cahuenga Boulevard Corridor Specific Plan;
4. Allowed a Waiver of Street Dedication and Improvement for Ventura Boulevard, which adjoins the project site’s northern property line; and
5. Adopted the Conditions of Approval and Findings.

Applicant: Aida Bogosian, Trustee of the Bogosian Family Trust
Representative: Eric Lieberman, QES, Inc.

Appellant 1: Studio City Residents Association
Representative: Barry Johnson

Appellant 2: Jennifer Saunders
Representative: Kristina Kropp, Esq., Luna, Glushon, & Kropp

Appellant 3: Neighborhoods First, a California Unincorporated Association
Representative: Robert L. Glushon, Esq., Luna, Glushon, & Kropp

Staff: Adrineh Melkonian, City Planner
adrineh.melkonian@lacity.org
(213) 978-1301

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