

SOUTH VALLEY AREA PLANNING COMMISSION
***CORRECTED* REGULAR MEETING AGENDA**
THURSDAY, MAY 9, 2024 AFTER 4:30 P.M.
MARVIN BRAUDE SAN FERNANDO VALLEY
CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, ROOM 1B
VAN NUYS, CA 91401

Meeting presentations will be made available here (<https://tinyurl.com/SouthValleyAPC5-9-24>) by Monday, May 6, 2024. Compliant Day of Submissions will be added to this drive.

Vanessa Barraza, President
Jasson Crockett, Vice President
Nareg Gourdikian, Commissioner
Lydia Drew Mather, Commissioner
Lisa Karadjian, Commissioner

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

April Hood, Commission Executive Assistant I
apcsouthvalley@lacity.org
(213) 756-1741

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

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. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

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/88205877779> AND USE MEETING ID: 882 0587 7779 AND PASSCODE 071885. Members of the public who wish to participate in the meeting and offer verbal public comment remotely 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. 882 0587 7779** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 071885**. For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, may be subject to technical issues. Should technical difficulties occur or persist, the in-person meeting shall continue to be conducted.

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These are governed by the South Valley Area Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org>. However, please see submission guidelines below which have been modified to accommodate the hybrid meeting format.

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 are to 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 48 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs. Day of Hearing Submissions are to be submitted electronically to apcsouthvalley@lacity.org and 12 hard copies must be submitted at the in-person meeting. 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 described in this notice, 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. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – December 14, 2023

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

(213) 338-8477 or (669) 900-9128 and use **Meeting ID No. 882 0587 7779** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 071885**.

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. ZA-2022-2788-CU-SPP-SPPA-SPR-WDI-1A

CEQA: ENV-2022-2789-CE

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

Council District: 3 – Blumenfield

Last Day to Act: 05-23-24

PUBLIC HEARING REQUIRED

PROJECT SITE: 22822 Ventura Boulevard

PROPOSED PROJECT:

Demolition of an existing 6,739 square feet commercial building and the construction, use, and maintenance of a new 3,426 square-foot drive-through, fast-food restaurant (In-N-Out Burger) with 31 automobile parking spaces and a queuing lane for 23 cars. The proposed hours of operation are from 10:00 a.m. to 1:00 a.m. Sunday through Thursday, and from 10:00 a.m. to 1:30 a.m. on Friday and Saturday.

APPEAL:

An appeal of the January 17, 2024 Zoning Administrator’s determination which:

1. Determined, based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, Class 11 (On-premise Signs) and Section 15332, Class 32 (In-fill Development), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding cumulative impacts, significant effects or unusual circumstances, scenic highways, hazardous waste sites, or historical resources applies;
2. Approved, pursuant to Section 12.24 W.17 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit a drive-through fast-food establishment in a C4 zoned property including the associated drive-through vehicular queuing lanes to be located in the P zone, which adjoins, is across the street from, or separated only by any alley from, any portion of a lot or lots in a residential zone or use;
3. Approved, pursuant to LAMC Section 12.24 W.27, a Conditional Use to permit a drive-through fast-food establishment within a Commercial Corner Development with hours of operation exceeding 7:00 a.m. to 11:00 p.m., daily; to permit 20 percent of transparency fronting Ventura Boulevard, 9.5 percent of transparency fronting Rigoletto Street, and two percent of transparency fronting Del Valle Street in lieu of the required 50 percent facade transparency fronting adjacent streets pursuant to LAMC Section 12.22 A.23;
4. Approved, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review to permit the construction of a drive-through fast-food establishment that includes two wall signs, refacing of an existing Pole sign, and directional signs on a 39,876 square-foot lot in the Ventura/Cahuenga Boulevard Corridor Specific Plan area;
5. Approved, pursuant to LAMC Section 11.5.7 E, a Project Permit Adjustment to permit an eight-and-a-half-foot landscape buffer in lieu of the otherwise required 10 feet by Section 7.D.1.(c) of the Ventura/Cahuenga Boulevard Corridor Specific Plan;
6. Approved, pursuant to LAMC Section 16.05, a Site Plan Review for the construction of a building and a change of use that requires a building permit and results in a net increase in average daily vehicle trips as determined by the Los Angeles Department of Transportation (LADOT);

7. Approved, pursuant to LAMC Section 12.37 I, a Waiver of Dedication and Improvement of five-foot public sidewalk for the east side of Rigoletto Street, which adjoins the Project site, with additional terms and conditions; and
8. Adopted the Conditions of Approval and Findings.

Applicant: Marc Levun, In-N-Out Burgers
 Representative: Sara Houghton, ThreeSixty

Appellant: West Valley Alliance for an Optimal Living
 Representative: Jamie T. Hall, Channel Law Group, LLP

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

Jack Chiang, Associate Zoning Administrator

6. [**ZA-2018-7167-CUB-ZV-SPP-1A**](#) Council District: 4 – Raman
 CEQA: ENV-2018-7168-CE Last Day to Act: 05-16-24
 Plan Area: Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass

PUBLIC HEARING REQUIRED

PROJECT SITE: 11612 – 11618 West Ventura Boulevard

PROPOSED PROJECT:

A Conditional Use to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 3,849 square-foot restaurant, with hours of operation from 11:00 a.m. to 2:00 a.m., daily, offering live entertainment and having 117 indoor seats and 26 outdoor seats on the adjoining sidewalk. The proposed project also includes a Zone Variance to allow the required parking spaces to continue to be provided off site at a location within 750 feet, by a lease agreement in lieu of the otherwise required recorded covenant and agreement. In addition, the project entails a Project Permit Compliance Review to legalize an 1,864 square-foot portion of the existing restaurant that was previously changed from a retail use and incorporated into the restaurant, but for which a certificate of occupancy was not issued at that time. No alterations to the size of the existing restaurant are proposed.

APPEAL:

A partial appeal of the Zoning Administrator’s Determination dated February 15, 2024. Specifically, appealing Conditions: 7b, 7c, 8, 9, 44,44a, 44b, 44c, 44d, and 56, which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities), and Section 15303 Class 3 (Conversion of Small Structures), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste site, or historical resources applies;
2. Approved, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant in the C2-1VL-RIO Zone;
3. Approved, pursuant to Los Angeles City Charter Section 562 and LAMC Section 12.27, a Variance from LAMC Section 12.26 E. 5, to allow required parking spaces to be provided at a location within 750 feet of the project site by a lease agreement in lieu of a recorded covenant;

4. Approved, pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review to permit a change of use from retail to restaurant for an 1,864 square-foot portion of an operating 3,848 square-foot restaurant; and
5. Adopted the Conditions of Approval and Findings.

Applicant: Arnon Raphael, Jalapeno Pete’s
 Representative: F. Michael Ayaz, Blake & Ayaz, a Law Corporation

Appellant: Studio City Residents Association
 Representative: Barry Johnson

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

Phyllis Nathanson, Associate Zoning Administrator

7. [ZA-2021-10093-CU-1A](#) *Council District: 2 – Krekorian
 CEQA: ENV-2021-10094-CE Last Day to Act: 05-16-24
 Plan Area: Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass

PUBLIC HEARING REQUIRED

PROJECT SITE: 10570 West Riverside Drive (10564 Riverside Drive)

PROPOSED PROJECT:

Construction and operation of a 940-square-foot detached automated roll-over carwash with equipment storage room structure on the same site as an existing gas station and convenience store. The proposed hours of operation for the carwash are from 7:00 a.m. to 8:00 p.m., daily.

APPEAL:

An appeal of the Zoning Administrator’s Determination dated January 12, 2024 which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15303 (Class 3) and 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 Section 12.24 W.4 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit deviations from the development standards established by LAMC Section 12.22 A.28 to allow the construction of a carwash with an opening that is 60 feet from a residential zoned property in lieu of 100 feet from a residential zoned property; the continuation of the existing Pole Signs; and the landscaped/planted area having a less than minimum inside width of five feet on the perimeters of the parking area of the lots which about a residential zone or use;
3. Approved, pursuant to LAMC Section 12.24 W. 27, a Conditional Use to permit deviations from the development standards established by LAMC Section 12.22 A.23 to allow the construction of an automated car wash within an existing Commercial Corner Development; the continuation of the existing Pole Signs and operation of the 24-hour gas station and convenience store; and the landscaped/planted area having a less than minimum width of five feet on the perimeters of the parking area of the lots which about a residential zone or use with additional terms and conditions; and;
4. Adopted the Conditions of Approval, Findings.

Applicant: Mona Chehayed
 Representative: Ahmed Zaidi, Eurocon Group, Inc.

Appellant: David Vaknin

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

Tim Fargo, Associate Zoning Administrator

The next regular meeting of the South Valley Area Planning Commission will be held on **Thursday, May 23, 2024 at 4:30 p.m.**

Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

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.