

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, March 8, 2012
Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard, First Floor Meeting Room
Van Nuys, California 91401

MINUTES OF SOUTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President Matt Epstein at 4:30 p.m.

Commissioners present: Matt Epstein, Lydia Mather and Gordon Murley

Commissioners absent: Steve Cochran and Noelle Guzman

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Nothing to report

2. COMMISSION BUSINESS

A. Advance Calendar – Commissioner Mather will not be present at the March 22, 2012 meeting

B. Commission Requests – None

3. APCSV-2011-2447-ZC

CEQA: ENV-2011-2448-MND

Plan: Van Nuys-North Sherman Oaks

Council District: 6

Location: 15435 Vanowen Street

Expiration Date: 3/10/12

Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED JANUARY 30, 2012

Proposed Project:

Construction of a 33-unit, multiple-residential building, that is three-stories over garage, with a maximum 45 feet in height, having a floor area of 33,261 square feet, and 60 parking spaces to be provided in a 16,602 square foot garage, on an approximate 22,539 square foot parcel of land.

APPLICANT: Ashot Mkrtychyan
Representative: Dan Miclea

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code. **Adopt** the Mitigated Negative Declaration (ENV-2011-2448-MND) for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from R1-1 (One-Family Zone) and R3-1 (Multiple Residential Zone) to (T)(Q)R3-1 (Multiple Residential Zone).

Recommended Actions:

1. **Adopt** the Mitigated Negative Declaration, ENV-2011-2447-MND.
2. Recommend that the City Council **Adopt** the Zone Change from R1-1 and R3-1 to (T)(Q)R3-1 for the entire subject property.
3. **Adopt** the attached Findings.

Staff: Jennifer Driver (818) 374-9916

Motion: To continue this matter to the meeting of June 14, 2012.

Moved: Commissioner Murley
Seconded: Commissioner Mather
Ayes: Commissioners Murley, Mather and Epstein
Absent: Commissioners Cochran and Guzman
Vote: 3-0

4. ZA-2011-1672-CUB-1A

CEQA: ENV-2011-1673-MND

Plan: Van Nuys-North
Sherman Oaks

Council District: 2

Location: 12516 West Riverside Drive

Expiration Date: 3/24/12

Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

Requested Actions:

AN APPEAL of the Zoning Administrator's decision to approve a Conditional Use, pursuant to Section 12.24-W,1 of the Los Angeles Municipal Code, to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,345 square-foot restaurant in the C2-1 Zone; the appellant requests to modify Condition Nos. 9 (prohibition on exclusive use for private parties; to allow occasional private parties), 17 (prohibition of signs advertising availability of alcoholic beverages; to allow one sign), 20 (limitation on sale, service and consumption of alcoholic beverages between 12 noon and 12 midnight; to allow sale, service and consumption until 2 a.m.), 30 (prohibition of dancing; to permit incidental dancing), 31 (limited live entertainment not permitted after 1 a.m.; to permit limited live entertainment until 2 a.m.), and 37 (prohibition of karaoke, disc jockey, topless entertainment, or fashion shows; to permit a disc jockey).

APPLICANT: Joseph Khali, Time Out Café, Inc.
Representative: Joshua Kaplan

APPELLANT: Same as Applicant

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision in approving a Conditional Use, pursuant to Section 12.24-W,1 of the Los Angeles Municipal Code, upon 43 Conditions, to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,345 square-foot restaurant in the C2-1 Zone.
3. **Adopt** the findings of the Zoning Administrator.
4. **Adopt** the action of the lead agency in adopting Mitigated Negative Declaration ENV 2011-1673-MND as the environmental clearance.

Staff: Jim Tokunaga (213) 978-1372

Motion: To continue this matter to the meeting of June 14, 2012.

Moved: Commissioner Murley
Seconded: Commissioner Mather
Ayes: Commissioners Murley, Mather and Epstein
Absent: Commissioners Cochran and Guzman
Vote: 3-0

5. **ZA-2011-2067-PAB-1A**
CEQA: ENV-2011-2068-CE

Plan: Sherman Oaks, Studio City,
Toluca Lake-Cahuenga

Council District: 2
Location: 11915 West Ventura Boulevard
Expiration Date: 4/10/12
Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

Requested Actions:

AN APPEAL of the Zoning Administrator's decision to approve, pursuant to the provisions of Section 12.24-L of the Los Angeles Municipal Code, a determination of deemed-to-be-approved conditional use status for the sale of a full line of alcoholic beverages in an existing restaurant and bar, and pursuant to the provisions of Section 12.24-M of the Code, to permit the expansion of the existing restaurant and bar with the addition of 370 square feet of outdoor patio space within the C2-1L Zone; and adoption of Categorical Exemption ENV 2011-2068-CE as the environmental clearance.

APPLICANT: Mario Guddemi, The Long Beach Group, LLC
Representative: David Carlat

APPELLANT: Alan Dymond, Studio City Residents Association
Representative: Barry Johnson

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision in approving, pursuant to the provisions of Section 12.24-L of the Los Angeles Municipal Code, a determination of deemed-to-be-approved conditional use status for the sale of a full line of alcoholic beverages in an existing restaurant and bar, and pursuant to the provisions of Section 12.24-M of the Code, to permit the expansion of the existing restaurant and bar with the addition of 370 square feet of outdoor patio space within the C2-1L Zone;
3. **Adopt** the findings of the Zoning Administrator; and
4. **Adopt** the action of the lead agency in adopting Categorical Exemption ENV 2011-2068-CE as the environmental clearance.

Staff: Jim Tokunaga (213) 978-1372

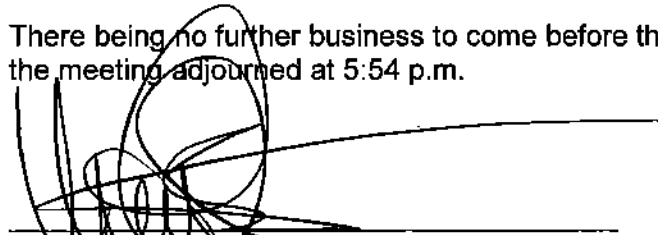
Motion: To adopt staff's recommended actions and **deny the appeal**; **sustain** the Zoning Administrator's decision, subject to modified Conditions of Approval; **adopt** findings and ENV 2011-2068-CE.

Moved: Commissioner Mather
Seconded: Commissioner Murley
Ayes: Commissioners Mather, Murley and Epstein
Absent: Commissioners Cochran and Guzman
Vote: 3-0

6. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 5:54 p.m.



Matt Epstein, President

Sheldred Alexander, Commission Executive Assistant
South Valley Area Planning Commission

Adopted: March 22, 2012