

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, February 9, 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>.

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

2. COMMISSION BUSINESS

A. Advance Calendar

B. Commission Requests

3. APCSV-2011-1192-ZC

CEQA: ENV-2011-1193-MND

Plan: Reseda-West Van Nuys

Council District: 3

Location: 7122 N. Amigo Avenue

Expiration Date: 01/12/12

Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED SEPTEMBER 12, 2011

Proposed Project:

The construction of a new, 1,000 square-foot garage, on a lot with an existing 5,927 square foot, two-story, single-family residence, for a total of 7,383 square feet (including an attached two-car garage and a detached, two-car and motorcycle garage) on a 47,589 square-foot lot. The maximum project height is 36 feet. The project requires 90 cubic yards of cut and 90 cubic yards of export. The project does not require the removal/relocation of any protected native trees. The project is in the Inner and Outer Corridor, down slope, visible from Mulholland Drive and subject to the requirements of the Hillside Ordinance.

APPLICANT: Barbara Carswell TR

APPELLANTS: Jonathan Lonner for Carole Black and Alison Ressler

Requested Action:

Appeal of the Director of Planning's **Conditional Approval** of Design Review and Project Permit Compliance, pursuant to Section 11.A of the Mulholland Scenic Parkway Specific Plan and Section 11.5.7 of the L.A.M.C.

Recommended Actions:

1. **Deny the Appeal;**
2. **Sustain** the determination of the Director of Planning, and adopt the findings therein, and
3. **Adopt** the environmental clearance, ENV-2010-3052-CE.

Staff: Thomas Henry - (818) 374-9904

Motion: To continue this matter to the meeting of March 22, 2012.

Moved: Commissioner Mather

Seconded: Commissioner Guzman

Ayes: Commissioners Mather, Guzman, Cochran, Epstein and Murley

Vote: 5-0

4. APCSV-2011-1192-ZC

CEQA: ENV-2011-1193-MND

Plan: Reseda-West Van Nuys

Council District: 3

Location: 7122 N. Amigo Avenue

Expiration Date: 01/12/12

Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED SEPTEMBER 12, 2011

Proposed Project:

Demolition of a single-family dwelling with an detached garage and construction of a fifteen unit multiple residential building, 2-story, with a maximum 45 feet in height, having a floor area of 24,500 square feet, with a recreation room, and 30 parking spaces to be provided, on an approximate 12,000 square foot parcel of land.

APPLICANT: Ken Stockton
Ken Stockton Architects, Inc.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2011-1193-MND) for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change from** [Q] R1-2D-CDO (One-Family Zone) **to** [T][Q]RAS3 (Residential Accessory Zone).

Recommended Actions:

1. **Disapprove** the applicant's request for a **Zone Change from** [Q] R1-2D-CDO (One-Family Zone) **to** a permanent [T][Q]RAS3 (Residential Accessory Zone);
2. **Approve** and **recommend** that the City Council approve the **Zone Change** from [Q] R1-2D-CDO to (T)(Q)RAS3-2D-CDO for the subject property, subject to the attached conditions;
3. **Adopt** Mitigated Negative Declaration No. 2011-1193;
4. **Adopt** the Findings; and
5. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Staff: Frank Quon (818) 374-5036

Motion: To adopt staff's recommended actions and that the building be designed with no balconies in the back or the sides.

Moved: Commissioner Cochran

Seconded: Commissioner Murley

Ayes: Commissioners Cochran, Murley, Epstein, Guzman and Mather

Vote: 5-0

5. APCSV-2011-2290-ZC

Related Cases: CPC-1986-0446-GPC;

CPC-1994-211-CPU

CEQA: ENV-2011-2292-ND

Plan: North Hollywood

Council District: 4

Location: Various Addresses

Expiration Date: N/A

Appeal Status: N/A

PUBLIC HEARING COMPLETED DECEMBER 19, 2011

Proposed Project:

No development project is proposed. The City Council has initiated zone changes for 46 lots in the proposed project area from the current zoning designations of [Q]RD1.5-1 and RD3-1 to a proposed new zoning designation of R1-1. This change would make the zoning consistent with the existing land use designation of Low Residential in the North Hollywood-Valley Village Community Plan. The proposed zone changes, if adopted, will bring the zoning of the 46 lots in conformance with the existing land use designation of the Community Plan.

APPLICANT: City of Los Angeles

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Negative Declaration (ENV-2011-2292-ND) for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change from** [Q]RD1.5-1 (Multiple-Family Zone) and RD3-1 (Multiple-Family Residential Zone) **to** R1-1 (Single Family Residential Zone).

Recommended Actions:

1. **Certify** that it has reviewed and considered the information contained in the Negative Declaration, ENV-2011-2292-MND.
2. **Recommend** that the City Council adopt the requested zone changes from [Q]RD1.5-1 and RD3-1 to R1-1.
3. **Adopt** the attached Findings as those Findings to be used by City Council in adopting the requested zone changes.

Staff: T. Glick - (818) 374-5062

Motion: To adopt staff's recommended actions.

Moved: Commissioner Cochran

Seconded: Commissioner Guzman

Ayes: Commissioners Cochran, Guzman, Mather, Murley and Epstein

Vote: 5-0

*****RECESSED AT 5:33 P.M. AND RECONVENED AT 5:41 P.M.*****

6. ZA-2010-1610-CUB-CU-ZV-1A

CEQA: ENV-2010-1611-MND

Plan: Van Nuys- Sherman Oaks

Council District: 2

Location: 4822 Van Nuys Boulevard

Expiration Date: Extended

Appeal Status: Further appealable to City Council

PUBLIC HEARING

Requested Actions:

AN APPEAL of part of the Zoning Administrator's decision, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, to approve a Conditional Use Permit authorizing the sale and dispensing of beer and wine only for off-site consumption in conjunction with the operation of a fueling station and mini-mart; and the decision to adopt the action of the lead agency in issuing the environmental clearance Mitigated Negative Declaration ENV 2010-1611-MND.

APPLICANT: Azoz Banayan
Representative: Oscar Ensafi

APPELLANT: Susan Dukow

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the decision of the Zoning Administrator, pursuant to Section 12.24-W,1 of the Los Angeles Municipal Code, to approve a Conditional Use Permit authorizing the sale and dispensing of beer and wine only for off-site consumption, in conjunction with the operation of a fueling station and mini-mart; and
3. **Sustain** the decision to adopt the action of the lead agency in issuing the environmental clearance Mitigated Negative Declaration ENV 2010-1611-MND.

Staff: R. Nicolas Brown - (818) 374-5069

Motion: To **grant the appeal**; and to **overturn** the Zoning Administrator's decision to approve a Conditional Use Permit authorizing the sale and dispensing of beer and wine only for off-site consumption, in conjunction with the operation of a fueling station and mini-mart; and **did not adopt** Mitigated Negative Declaration ENV 2010-1611-MND.

Moved: Commissioner Cochran

Seconded: Commissioner Mather

Ayes: Commissioners Cochran, Mather, Guzman, Murley and Epstein

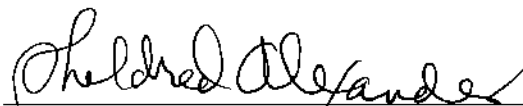
Vote: 5-0

7. **PUBLIC COMMENT PERIOD**

No speakers

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 6:35 p.m.



Matt Epstein, President

Sheldred Alexander, Commission Executive Assistant
South Valley Area Planning Commission

Adopted: March 27, 2012