

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, April 26, 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, Noelle Guzman, Lydia Mather and Gordon Murley

Commissioner absent: Steve Cochran

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Nothing to report

2. COMMISSION BUSINESS

A. Advance Calendar – Commissioners Cochran and Guzman will not be present at the May 10, 2012 meeting.

B. Commission Requests – None

C. Minutes for the Meeting of March 22, 2012

Motion: To approve the Minutes for March 22, 2012, as submitted.

Moved: Commissioner Murley

Seconded: Commissioner Guzman

Ayes: Commissioners: Murley, Guzman and Epstein

Absent: Commissioner Cochran

Vote: 3-0

***Commissioner Mather was not present at the meeting of March 22, 2012**

D. No action was taken by the South Valley Area Planning Commission to reconsider Case ZA 2010-1694-ZAD-SPR-1A.

3. **ZA-2011-1714-CUB-1A**

CEQA: ENV-2011-1715-CE
Plan: Sherman Oaks-Studio City
Toluca Lake-Cahuenga Pass

Location: 12930 Ventura Blvd., #120
Council District: 5 - Koretz
Expiration Date: 5/13/12
Appeal Status: Not further appealable

PUBLIC HEARING

Requested Actions:

AN APPEAL of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,1, to **DENY** a Conditional Use Permit to allow the continued sale of beer and wine only for on-site consumption in conjunction with an existing 1,460 square-foot restaurant with 55 seats (40 seats interior, 15 seats on patio) and proposed hours of operation and alcohol service from 10 a.m. to 12 midnight daily which deviates from the provision for hours of Section 12.24-W,27 of the Code for a mini-shopping center/commercial corner development; and the decision of the Zoning Administrator to not adopt the action of the lead agency in issuing a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV-2011-1715-CE, for a Categorical Exemption, Class 5, Category 34, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines).

APPLICANT: Erin Jeon
Representative: Steve S. Kim/GSD Partners, Inc.

APPELLANT: Same

Recommended Actions:

1. **Deny** the appeal;
2. **Sustain** decision of the Zoning Administrator, pursuant to Los Angeles Municipal Code Section 12.24-W,1, to **DENY** a Conditional Use Permit to allow the continued sale of beer and wine only for on-site consumption in conjunction with an existing 1,460 square-foot restaurant with 55 seats (40 seats interior, 15 seats on patio) and proposed hours of operation and alcohol service from 10 a.m. to 12 midnight daily which deviates from the provision for hours of Section 12.24-W,27 of the Code for a mini-shopping center/commercial corner development;
3. **Adopt** the findings of the Zoning Administrator; and
4. **Sustain** the decision of the Zoning Administrator to not adopt the action of the lead agency in issuing a Notice of Exemption (Subsection c, Section 2, Article II, City CEQA Guidelines), log reference ENV-2011-1715-CE, for a Categorical Exemption, Class 5, Category 34, Article III, Section 1, City CEQA Guidelines (Sections 15300-15333, State CEQA Guidelines).

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

Motion to grant the appeal; approve a Conditional Use Permit to allow the continued sale of beer and wine only for on-site consumption in conjunction with an existing 1,460 square-foot restaurant with 55 seats (40 seats interior, 15 seats on patio) and proposed hours of operation and alcohol service from 10 a.m. to 12 midnight daily which deviates from the provision for hours of Section 12.24-W,27 of the Code for a mini-shopping center/commercial corner development; **adopt** Findings; and **adopt** Categorical Exemption ENV-2011-1715-CE.

Moved: Commissioner Guzman
Seconded: Commissioner Mather
Ayes: Commissioners Guzman, Mather, Murley and Epstein.
Absent: Commissioner Cochran
Vote: 4-0

4. ***DIR-2012-229-SPP-1A**

CEQA: ENV-2012-230-CE

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

Location: 13317 W. Ventura Blvd.

Council District: 5 - Koretz

Expiration Date: May 15, 2012

Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

Proposed Project:

A change of use from retail to restaurant, including the payment of a monthly fee for a deficit of seven (7) additional required parking spaces which cannot be provided on-site or in a nearby public parking facility, pursuant to Section 7-F.2 of the Specific Plan, and the installation of one (1) wall sign and the re-facing of a panel on an existing pole sign.

APPLICANT: Amy Brown

APPELLANT: Fatima Marques, dba Natas Pastries

Requested Action:

Appeal of the Director of Planning's Determination of **Project Permit Compliance Conditional Approval** – Ventura/Cahuenga Boulevard Corridor Specific Plan.o Section 11.A of the Mulholland Scenic Parkway Specific Plan and Section 11.5.7 of the L.A.M.C.

Recommended Action:

1. **Deny** the Appeal and sustain the Director's Determination of Conditional Approval;
2. **Adopt** the conditions of approval and findings of the Director's Determination dated, February 15, 2012, and;
3. **Adopt** the environmental clearance, ENV-2012-230-CE.

Staff: Dan O'Donnell - (818) 374-9907

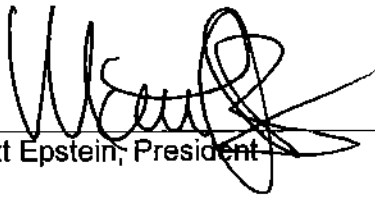
Motion: To **deny the appeal**; **sustain** the Director's Determination of Conditional Approval; **adopt** Conditions of Approval, as modified; **adopt** Findings; and **adopt** environmental clearance, ENV-2012-230-CE.

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

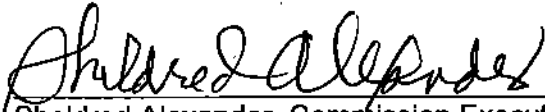
5. **PUBLIC COMMENT PERIOD**

No speakers

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 5:53 p.m.



Matt Epstein, President



Sheldred Alexander, Commission Executive Assistant
South Valley Area Planning Commission

Adopted: June 14, 2012