

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, June 14, 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 4:33 p.m.

Commissioners present: Steve Cochran, Matt Epstein, Noelle Guzman, Lydia Mather and Gordon Murley

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Nothing to report

2. COMMISSION BUSINESS

A. Advance Calendar – Commissioner Cochran – absent on June 28, 2012 (tentative)
Commission President Epstein – absent on July 12, 2012

B. Commission Requests – None

C. Approval of Minutes for April 26, 2012 and May 10, 2012

Motion: To approve minutes for April 26, 2012

Moved: Commissioner Murley

Seconded: Commissioner Guzman

Ayes: Commissioners Murley, Guzman, Mather and Epstein

Vote: 4-0

Commissioner Cochran absent at the April 26, 2012 meeting.

Motion: To approve minutes for May 10, 2012

Moved: Commissioner Murley

Seconded: Commissioner Mather

Ayes: Commissioners Murley, Mather and Epstein

Vote: 3-0

Commissioners Cochran and Guzman absent at the May 10, 2012 meeting

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: Extended
Appeal Status: Further appealable to
City Council

CONTINUED FROM MARCH 8, 2012

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 Mkrtchyan
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

Staff gave a brief update of the case; the applicant's representative explained the project; and the Commission heard opposing testimony. After a lengthy discussion, the applicant's Representative agreed to continue this case to August 23, 2012.

RECESSED AT 5:18 P.M.

RECONVENED AT 5:28 P.M.

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: Extended
Appeal Status: Not further appealable to
City Council

CONTINUED FROM MARCH 8, 2012

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

Staff gave an overview of the case; the applicant's Representative presented his case; and there were several speakers against the request for a Conditional Use Permit. After discussion and inquiries from the Commission, the vote was taken to:

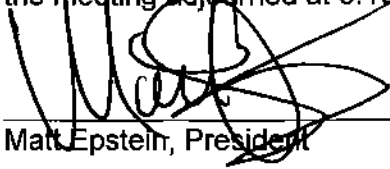
Grant the appeal in part, **sustain** the Zoning Administrator's decision to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 2,345 square-foot restaurant in the C2-1 Zone, subject to modifications; **adopt** Findings; and **adopt** Mitigation Negative Declaration, ENV 2011-1673-MND.

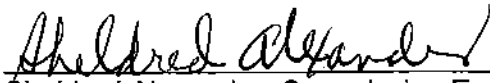
Moved: Commissioner Guzman
Seconded: Commissioner Mather
Ayes: Commissioners Guzman, Mather, Cochran, Murley and Epstein
Vote: 5-0

5. **PUBLIC COMMENT PERIOD**

No speakers

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 6:10 p.m.



Matt Epstein, President

Sheldred Alexander, Commission Executive Assistant
South Valley Area Planning Commission

Adopted: June 28, 2012