

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, June 28, 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 4:35 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**

Advance Calendar -- Commission President Epstein -- absent on July 12, 2012

A. Commission Requests -- None

B. Approval of Minutes for May 24, 2012 and June 14, 2012

Motion: To approve minutes for May 24, 2012 and June 14, 2012.

Moved: Commissioner Guzman

Seconded: Commissioner Murley

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

Vote: 5-0

3. **ZA 2011-2970-CUB-1A**
CEQA: ENV-2011-2971-CE

Plan: Encino-Tarzana

Council District: 5

Expiration Date: 7/23/12

Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

LOCATION: 17132 West Ventura Boulevard

AN APPEAL of various conditions imposed by Zoning Administrator in the decision to approve, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, a Conditional Use to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a Chili's restaurant in the (Q)C4-1VL, C2-1VL, and (Q)P-1VL Zone.

APPLICANT: Brinker Restaurant Corporation
Representative: Lawrence M. Adelman, Esq.
Law Offices of Lawrence M. Adelman

RECOMMENDATIONS:

1. **Adopt** the Mitigated Negative Declaration, ENV-2011-2447-MND.
2. **Sustain** the action of the Zoning Administrator in approving, pursuant to the provisions of Section 12.24-W,1 of the Los Angeles Municipal Code, a Conditional Use to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a Chili's restaurant in the (Q)C4-1VL, C2-1VL, and (Q)P-1VL Zone;
3. **Adopt** the Findings.
4. **Adopt** the recommendation of the lead agency in issuing Categorical Exemption No. ENV 2011-2971-CE as the environmental clearance for this action.

Staff: Fernando Tovar (213) 978-1303

Motion to **grant** the appeal in part; **approve** a Conditional Use to permit the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of a Chili's restaurant in the (Q)C4-1VL, C2-1VL, and (Q)P-1VL Zone, subject to the modified Conditions of Approval; **adopt** the Conditions of Approval and Findings; and **adopt** the recommendation of the lead agency in issuing Categorical Exemption No. ENV 2011-2971-CE as the environmental clearance for this action.

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

RECESSED AT 5:35 P.M.

RECONVENED AT 5:42 P.M.

4. **ZA-2011-2679-ELD-SPR-1A**
CEQA: ENV-2011-2680-MND
- Plan:** Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 6221 North Fallbrook Avenue
Expiration Date: 7/31/12
Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

AN APPEAL of the Zoning Administrator's decision to approve: 1) pursuant to the provisions of Section 14.3.1 of the Los Angeles Municipal Code, a Zoning Administrator's Determination granting the construction, use and maintenance of an Eldercare Facility with no less than 75 percent of the floor area, exclusive of common areas, consisting of Assisted Living Care housing; and 2) pursuant to the provisions of Section 16.05 of the Code, a Site Plan Review for the construction, use and maintenance of an Eldercare Facility containing approximately 50,289 square feet with no less than 75 percent of the floor area, exclusive of common areas, consisting of Assisted Living Care housing; and the recommendation of the lead agency by adopting Mitigated Negative Declaration ENV 2011-2680-MND as the environmental clearance for this action.

APPLICANT: Ken Barry, Community Multihousing, Inc.
Representative: Christopher Murray, Rosenheim & Associates

APPELLANTS: Mohammed Tat, Sossi and Jack Pomakian, Charles and Betty Salverson, John Sundahl, Dawn Stead, Mark Dymond, Susan Hamersky, Kelly Del Valle, Donna Schuele and Jack Sorkin
Representative: Donna Schuele

RECESSED AT 6:25 P.M.

RECONVENED AT 6:32 P.M.

RECOMMENDATIONS:

1. **Deny** the appeal.
2. **Sustain** the action of the Zoning Administrator in approving: 1) pursuant to the provisions of Section 14.3.1 of the Los Angeles Municipal Code, a Zoning Administrator's Determination granting the construction, use and maintenance of an Eldercare Facility with no less than 75 percent of the floor area, exclusive of common areas, consisting of Assisted Living Care housing; and 2) pursuant to the provisions of Section 16.05 of the Code, a Site Plan Review for the construction, use and maintenance of an Eldercare Facility containing approximately 50,289 square feet with no less than 75 percent of the floor area, exclusive of common areas, consisting of Assisted Living Care housing;
3. **Adopt** the Findings; and
4. **Adopt** the recommendation of the lead agency in issuing Categorical Exemption No. ENV 2011-2680-MND as the environmental clearance for this action.

Staff: Fernando Tovar (213) 978-1303

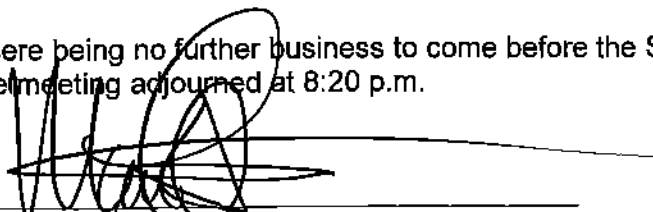
Motion to **grant** the appeal; **overturn** the Zoning Administrator's Determination granting the construction, use and maintenance of an Eldercare Facility with no less than 75 percent of the floor area, exclusive of common areas, consisting of Assisted Living Care housing; and a Site Plan Review for the construction, use and maintenance of an Eldercare Facility containing approximately 50,289 square feet with no less than 75 percent of the floor area, exclusive of common areas, consisting of Assisted Living Care housing; **adopt** revised Findings; and **did not adopt** the recommendation of the lead agency in issuing Categorical Exemption No. ENV 2011-2680-MND as the environmental clearance for this action.

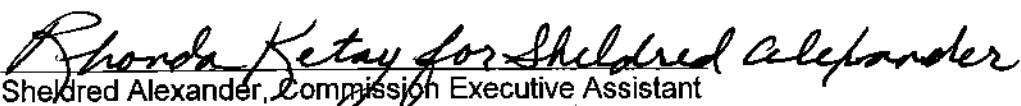
Moved: Commissioner Cochran
Seconded: Commissioner Mather
Ayes: Commissioners Cochran, Mather, Murley and Epstein
Nay: Commissioner Guzman
Vote: 4-1

5. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 8:20 p.m.



Matt Epstein, President

Sheldred Alexander, Commission Executive Assistant
South Valley Area Planning Commission

Adopted: August 23, 2012