

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, November 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: Steve Cochran, Noelle Guzman, Lydia Mather, and Gordon Murley

1. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

None

2. **COMMISSION BUSINESS**

A. Advance Calendar

Commissioner Cochran indicated that he will not be available on December 13, 2012 meeting.

B. Commission Requests

None

C. Approval of Minutes of Meeting of September 27, 2012

Commissioner Murley made a motion to approve the Minutes of Meeting of September 27, 2012; seconded by Commissioner Mather and approved by the other members of the Commission.

Agenda Item No. 4 was moved out order and was taken as Item No. 3:

4. ZA-2010-2313-ZV-ZAD-SPR-1A

CEQA: ENV-2010-2314-MND

Plan: Encino-Tarzana

Council District: 3

Location: 5411 Etiwanda Avenue

Expiration Date: 12/2/12

Appeal Status: Further appealable to City Council

PUBLIC HEARING

Requested Action:

AN APPEAL of the Zoning Administrator's decision to approve, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, a Zone Variance from Section 12.21.1-A granting the construction, use and maintenance of a medical office building and parking structure located on a split-zoned site in the C2-1L and P-1L Zone Classifications; Section 12.21.1-A,1 granting floor area in the P-1L Zone Classification but not exceeding 1.25:1 floor area ratio over the entire site; and Section 12.21-A,4(d)(3) granting 423 parking spaced in lieu of the required 430 parking spaces; to approve, pursuant to LAMC Section 12.24-X,22, a Zoning Administrator's Determination granting an approximately 49-foot 6-inch building height in lieu of the Transitional Height Limit of 33 feet within 50 to 99 feet of an OS Zone Classification; and to approve, pursuant to LAMC Section 16.05, a Site Plan Review for a proposed three-story 93,376 gross square feet (i.e. 85,519 net square-foot) medical office building with a five-story above grade three-story below grade parking structure; and to adopt the action of the Department of City Planning Environmental Staff Advisory Committee (ESAC) on August 11, 2011 in issuing Mitigated Negative Declaration No. ENV 2010-2314-MND and determining that by imposing conditions, project-related impacts could be reduced to less than significant levels (Section 15074, State CEQA Guidelines).

Applicant: Renton LLC

Appellant: Colin Wong/Regent Court HOA

Recommended Action:

1. **Deny** the appeal;
2. **Sustain** the decision of the Zoning Administrator to approve, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27, a Zone Variance from Section 12.21.1-A granting the construction, use and maintenance of a medical office building and parking structure located on a split-zoned site in the C2-1L and P-1L Zone Classifications; Section 12.21.1-A,1 granting floor area in the P-1L Zone Classification but not exceeding 1.25:1 floor area ratio over the entire site; and Section 12.21-A,4(d)(3) granting 423 parking spaced in lieu of the required 430 parking spaces;
3. **Approve**, pursuant to LAMC Section 12.24-X,22, a Zoning Administrator's Determination granting an approximately 49-foot 6-inch building height in lieu of the Transitional Height Limit of 33 feet within 50 to 99 feet of an OS Zone Classification; and
4. **Approve**, pursuant to LAMC Section 16.05, a Site Plan Review for a proposed three-story 93,376 gross square feet (i.e. 85,519 net square-foot) medical office building with a five-story above grade three-story below grade parking structure; and
5. **Adopt** the action of the Department of City Planning Environmental Staff Advisory Committee (ESAC) on August 11, 2011 in issuing Mitigated Negative Declaration No. ENV 2010-2314-MND and determining that by imposing conditions, project-related impacts could be reduced to less than significant levels (Section 15074, State CEQA Guidelines).
6. **Adopt** Staff Findings.

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

Applicant's representative, Mr. Thomas McCarthy, submitted a written request to continue the case to December 13, 2012.

Commissioner Epstein made a motion to approve the request to continue the case to December 13, 2012; seconded by Commissioner Mather; approved by the other members of the Commission.

3. The Warner Center 2035 Plan (WC2035) Presentation (For Information Only)

A wholesale revision to the existing Warner Center Specific Plan, originally adopted by City Council on June 30, 1993 under Ordinance Nos. 168873 and 168984. The new **WC2035** has been developed to specifically address: 1) previously identified concerns, 2) the environmental analysis required by the 1993 Specific Plan, and 3) new planning and regulatory requirements associated with sustainability and reducing regional greenhouse gas emissions. The proposed **WC2035** would provide for sustainable development where people could live, work and play and where day-to-day needs could be met by walking, bicycling and local transit. **The WC2035 Plan** project area is the existing Warner Center Specific Plan (WCSP) project area which is currently bounded by Vanowen Street to the north, the Ventura Freeway to the south, De Soto Avenue to the east, and Topanga Canyon Boulevard on the west. As part of the proposed Plan, the City has expanded the Plan boundary north up to the south side of the Los Angeles River.

Public Hearing Held: Tuesday, September 18, 2012

Staff: Tom Glick (818) 374-5062

Staff presented the agenda item, for Commission information only, by giving the highlights of the revision plan. He also reported that the Environmental Impact Report (EIR) went out December 2011, Open House was held September 10, 2012; and Public Hearing on September 18, 2012, with little opposition and majority in support of the revision.

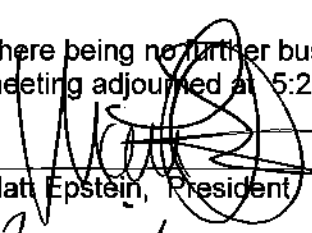
Staff answered the questions of the Commission.

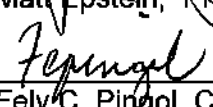
On behalf of the Commission, President Epstein thanked Mr. Glick for a good presentation and stated that the Commission fully support the project.

5. PUBLIC COMMENT PERIOD

None

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 5:28 p.m.


Matt Epstein, President


Fely C. Pingol, Commission Executive Assistant
South Valley Area Planning Commission

Adopted: 12/13/12