

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, December 13, 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

Commissioners absent: None

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

None

2. **COMMISSION BUSINESS**

A. Advance Calendar

Commissioner Murley moved to cancel the South Valley Area Planning Commission meetings of December 27, 2012 and January 10, 2013; seconded by Commissioner Guzman and approved by the remaining members of the Commission.

B. Commission Requests

None

C. Approval of Minutes of Meeting of November 8, 2012

Minutes of Meeting of November 8, 2012 was unanimously approved by the Commission.

3. **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 extended

Appeal Status: Further appealable to City Council

Continued from November 8, 2012

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

The President announced that the above case was continued from the November 8, 2012 meeting and the appellant was not present at the time. Therefore, the appellant was requesting that the case be continued to a certain date. He asked both the applicant and the appellant to come to the podium to formally agree to continue the case to a certain date.

At this point, Staff inquired if both parties agree to continue Case No. ZA-2010-2313-ZV-ZAD-1A and hear Case No. DIR-2011-1603-1A at the same time as they were related.

Both the applicant and appellant agreed to continue and hear both cases on January 24, 2013.

Motion: Approve to continue Case Nos. ZA-2010-2313-ZV-ZAD-1A and DIR-2011-1603-1A to January 24, 2013.

Moved: Commissioner Mather

Seconded: Commissioner Murley

Ayes: Commissioners Cochran, Guzman, and Epstein

Vote: 5-0

4. **DIR-2011-1603-SPP-SPPA-1A**
Incidental Case: ZA-2010-2313-ZV-ZAD-SPR

CEQA: ENV-2010-2314-MND

Council District: 3

Location: 5411 Etiwanda Avenue

Expiration Date: 12/30/12

Plan: Encino-Tarzana

Appeal Status: Not further appealable to City Council

NOTE: *This item is agendized not for public hearing. It is agendized for the purpose of requesting for a continuance.*

Proposed Project:

A Specific Plan Project Permit Compliance to permit the construction of a new, four-story, 93,376 gross square-foot medical office building, and the establishment of a comprehensive sign program; and, a Specific Plan Adjustment to allow the construction of two (2) new buildings with a maximum height of 49 feet, six inches in lieu of the maximum 45 feet allowed by the Specific Plan, and a reduced landscape setback on the east side of the parking structure of eight (8) feet in lieu of the required ten (10) feet.

Applicant: Tom McCarthy
The McCarthy Company, LLC

Appellant: Colin Wong
Regent Court HOA

Requested Action:

Appeal of the Director of Planning's Conditional Approval of Project Permit Compliance and Project Permit Adjustment, pursuant to Section 9-A.3 of the Ventura/Cahuenga Corridor Specific Plan and Section 11.5.7 of the L.A.M.C.

Recommended Actions

1. Grant the appeal in part to modify condition B-4 to read:
The parking garage shall have a landscape setback of at least eight (8) feet from the western eastern property line. Note: this condition confers approval of a Specific Plan Project Permit Adjustment Pursuant to Section 7.D.2.b. of the Ventura-Cahuenga Boulevard Corridor Specific Plan.
2. Sustain the determination of the Director of Planning, and adopt the findings therein, and
3. Adopt the environmental clearance, ENV 2010-2314-MND as modified in DIR-2011-1603-SPP-SPPA.

Staff: Jennifer Driver (818) 374-9916

See notes above.

5. APCSV-2010-1412-SPE-ZAA-DRB-SPP-MSP
Related Case: DIR-2012-186-DRB-SPPA-MSP

CEQA: ENV-2010-1413-MND

Council District: 4

Location: 13201-13211 W. Mulholland Drive

Expiration Date: 12/13/12

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

Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED OCTOBER 19, 2012

Proposed Project:

The continued use and maintenance of an approximately 600 square-foot, three-car garage and a 400 square-foot, one-car garage connected by a retractable awning, and an entryway and wall measuring a maximum height of 9-feet 2-inches. The proposed project is located on an approximately 59,548 square-foot lot with 360 linear feet of frontage along Mulholland Drive within the Inner Corridor of the Mulholland Scenic Parkway Specific Plan.

Applicant: Steven Bernheim
Athena Novak, Representative

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (MND) for the above referenced project.
2. Pursuant to Section 11.5.7.F of the Municipal Code, an **Exception** to the Mulholland Scenic Parkway Specific Plan (Ordinance Number 167,943) from Section 5 D.3(a) to permit the continued use and maintenance of an approximately 600 square-foot, three-car garage located in the 40 foot front yard setback and an approximately 400 square-foot, one-car garage and an over-in-height fence located in the Mulholland Drive public right-of-way.

3. Pursuant to Section 12.28 of the Municipal Code, **Zoning Administrator Adjustments** as follows:
 - (a) From Section 12.21 C.5(b) to permit a garage/accessory structure to be located within the front yard, less than 55 feet from the front property line, in lieu of being located within the rear half of the lot.
 - (b) From Section 12.21 C.5(j) to permit a garage/accessory structure to be located within the side yard, less than 75 feet from the front property line.
 - (c) From Section 12.21 C.1(g) to permit an approximately 9'-2" high wall in-lieu of the maximum 3'-6" high wall which is otherwise permitted within the front yard setback.
4. Pursuant to Section 16.50.D of the Municipal Code, a **Design Review Determination** for the Mulholland Scenic Parkway Specific Plan.
5. Pursuant to Section 11.5.7.C of the Municipal Code, a **Project Permit Compliance Review** for the Mulholland Scenic Parkway Specific Plan.

Recommended Actions:

1. **Adopt** the Mitigated Negative Declaration, ENV-2010-1413-MND;
2. **Approve** the **Specific Plan Exception** to permit the continued use and maintenance of an approximately 600 square-foot, three-car garage located in the 40-foot front yard setback, and to permit an over-in-height wall located in the Mulholland Drive public right-of-way;
3. **Disapprove** the **Specific Plan Exception** to permit the continued use and maintenance of an approximately 400 square-foot, one-car garage located in the Mulholland Drive public right-of-way;
4. **Approve** the **Zoning Administrator Adjustment** to permit a 600 square-foot, three-car garage to be located within the front yard;
5. **Disapprove** the **Zoning Administrator Adjustment** to permit a 400 square-foot, one-car garage to be located within the front yard and public right-of-way;
6. **Disapprove** the **Zoning Administrator Adjustment** to permit a 400 square-foot, one-car garage to be located within the side yard;
7. **Approve** the **Zoning Administrator Adjustment** to permit an approximately 9'-2" high wall in-lieu of the maximum 3'-6" high wall which is otherwise permitted within the front yard setback
8. **Approve** the **Design Review Determination** and **Project Permit Compliance Review** for the Mulholland Scenic Parkway Specific Plan, subject to the attached conditions of approval;
9. **Adopt** the Findings; and
10. **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: Milena Zasadzien (818) 374-5054

Commission President announced that there was a request to continue the case.

Attorney for the applicant spoke and made an official request to continue the case to February 28, 2013 for reason that their Consultant is not available on today's date.

Motion: Approve to continue the case to February 24, 2013.

Moved: Commissioner Mather

Seconded: Commission Murley

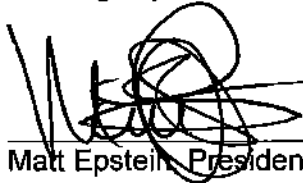
Ayes: Commissioners Cochran, Guzman, and Epstein

Vote: 5-0

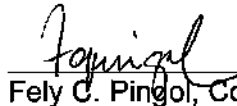
6. **PUBLIC COMMENT PERIOD**

None

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 4:45 p.m.



Matt Epstein, President



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

Adopted: 1-24-13