

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, May 23, 2013
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

None

B. Commission Requests

None

3. ZA-2012-1146-ELD-SPR-1A

CEQA: ENV-2012-1147-MND

Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 12

Location: 23200 Sherman Way

Expiration Date: 6/11/13

Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

Requested Action:

AN APPEAL of the Zoning Administrator's decision to approve an Eldercare Facility Unified Permit and a Site Plan Review for a project resulting in the construction of more than 50 residential dwelling units pursuant to Sections 14.3.1 and 16.05 of the Municipal Code to permit the construction, use and maintenance of a 268-unit, 204,000 square-foot, two building Senior Independent/Assisted Living Care Facility and to allow reductions in yard setbacks to 15 feet for front yards on Woodlake Avenue, 15 feet for side yards on Sherman Way and 5 feet for rear yards on the

westerly property line in lieu of the 25 feet required for all yards in the A1-1 Zone. The two buildings will range from one to three stories in height and have a maximum elevation of 26 feet for the easterly Assisted Living Building and 40 feet for the westerly Independent Living Building (with the exception of roof towers, stairs and elevator towers). There shall be a minimum of 309 parking spaces on the site.

Applicant: Sherman Way-West Hills, LLC (Michael Harris)

Appellant: Allan F. Dietel

Recommended Action:

1. **Deny** the appeal;
2. **Sustain** the action of the Zoning Administrator in approving, pursuant to the provisions of Section 14.3.1 and Section 16.05 of the Los Angeles Municipal Code, an Eldercare Facility Unified Permit and a Site Plan Review for a residential project with more than 50 units to permit: the construction, use and maintenance of a 268-unit Senior Independent/Assisted Living Care Facility and to allow reductions in yard setbacks of 15 feet for front yards from Woodlake Avenue, 15 feet for side yards on Sherman Way, and 5 feet for rear yards on the westerly property line in lieu of the 25 feet required for all yards in the A1-1 Zone and a Site Plan Review for a project creating more than 50 residential dwelling units involving the construction, use and maintenance of a two building Eldercare Facility containing a total of approximately 204,000 square feet and 268 units.
3. **Adopt** the Findings of the Zoning Administrator;
4. **Adopt** the recommendation of the Lead Agency, and **Approve** Mitigated Negative Declaration ENV 2012-1147-MND as the environmental clearance for this action.

Staff: Charles J. Rausch (213) 978-1306

Commission President announced that the applicant is requesting a two month continuance of the case. Councilmember Mitchell Englander supported the request to give the project proponents time to work with the applicant, appellant, the Neighborhood Council and his office to resolve some outstanding issues.

Some discussions ensued among the applicant, appellant, and the Commission.

Motion: Approve the request for continuance of the above case to August 22, 2013.

Moved: Commissioner Murley

Seconded: Commissioner Mather

Ayes: Commissioners Cochran, Guzman, and Epstein

Vote: 5-0

4. **DIR-2012-3104-SPP-1A**

CEQA: ENV-2012-3105-CE

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

Council District: 2

Location: 11150 Ventura Boulevard

Expiration Date: 5/23/13 ext.

Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

Proposed Project:

To permit the construction of a 1,829 square-foot restaurant, the change of use of an existing 671 square-foot dwelling to commercial use, the installation of one (1) wall sign and one (1) projecting sign to serve as identification for the restaurant, and to permit a parking relief (waiver) for five (5) required parking spaces, pursuant to Section 7.F.2 of the Ventura/Cahuenga Boulevard Corridor Specific Plan.

Applicant: Sarkis (Sam) Gezalyn

Appellant: Howard E. Peterson, TGA Planning and Design

Requested Action:

Appeal of the Director of Planning's **Conditional Approval of a 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 Los Angeles Municipal Code (LAMC).

Recommended Action:

1. **Grant the Appeal.***
2. **Disapprove the Project.**

Staff: Jennifer Driver (818) 374-9916

Staff briefly presented the case; recommended to grant the appeal and disapprove the project.

For the record, the President asked both the applicant and the appellant if they are oppose for him to be on the Board for the case. He explained that he owns a restaurant business close to the project but no financial stake in the decision to be made tonight. Both the applicant and the appellant signified that they don't have any objection of him hearing the case.

The applicant testified that he recognized and agreed to the appeal about the parking issue, therefore, they have redesigned and made a new parking plan to resolve the appellant's concern and/or appeal.

The appellant testified for the appeal and requested that he would like to see the new redesigned parking plan.

One speaker testified for the appeal.

Planning staff explained to the Commission that the applicant has to file a new application for the project with the new parking plan.

Motion: Grant the appeal and disapprove the project.

Moved: Commissioner Cochran

Seconded: Commissioner Murley

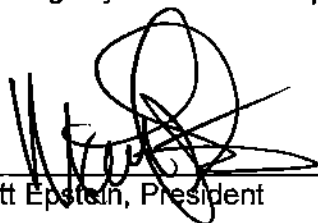
Ayes: Commissioners Guzman, Mather, and Epstein

Vote: 5-0

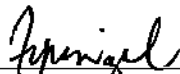
5. PUBLIC COMMENT PERIOD

Two speakers spoke regarding Elderly Care Ordinance in general and the Commission responded to the issues brought up.

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 5:15 p.m.



Matt Epstein, President



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

Adopted: _____

7/11/13