

**OFFICIAL**  
**CITY OF LOS ANGELES**  
South Valley Area Planning Commission Minutes  
Thursday, August 22, 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 Vice President Gordon Murley at 4:35 p.m.

Commissioners present: Steve Cochran and Lydia Mather

Commissioners absent: Noelle Guzman and Matt Epstein

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

None

**2. COMMISSION BUSINESS**

A. Advance Calendar

Commissioner Cochran will not be available on October 10, 2013 meeting.

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 ext.

**Appeal Status:** Not further appealable to  
City Council

*Continued from May 23, 2013*

**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

Staff presented the case.

Fred Gaines, applicant's representative, testified for the proposal and made PowerPoint presentation.

Appellant testified for the appeal.

Representative from Congressman Brad Sherman read a letter from the Congressman supporting the project.

Forty-nine people spoke in support of the project and twenty spoke in support of the appeal.

The Commission asked the Council District representative to come forward and respond to their questions. Ms. Hannah Lee responded to questions of the Commission. She also spoke in support of the project with some suggested changes.

The Chairman closed the public hearing and the Commission deliberated.

**Motion:** Grant the appeal; overturn the action of the Zoning Administrator.

**Moved:** Commissioner Cochran

**Seconded:** Commissioner Mather

**Ayes:** Commissioner Murley

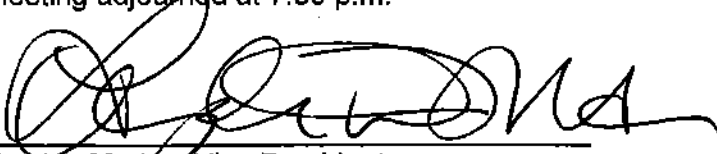
**Absent:** Commissioners Guzman and Epstein

**Vote:** 3-0

4. PUBLIC COMMENT PERIOD

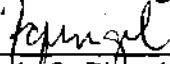
None

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 7:50 p.m.



~~Gordon Murley, Vice President~~

~~LYDIA DREW MATHER~~ commissioner



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

Adopted: 3-13-14