

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Special Meeting
Thursday, September 12, 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 acting Chairman, Vice President Gordon Murley at 6:15 p.m.

Commissioners present: Steve Cochran, and Lydia Mather

Commissioners absent: Matt Epstein and Noelle Guzman

1. POSSIBLE RECONSIDERATION OF THE PREVIOUS ACTION TAKEN
ON AUGUST 22, 2013

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

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

Commissioner Cochran inquired as to who requested for the reconsideration of the previous action taken on the above-mentioned case heard on August 22, 2013.

Councilmember Mitchell Englander respectfully made a formal request for reconsideration of the subject case.

Commissioner Cochran made a motion to reconsider and hear the case again. It was seconded by Commissioner Mather and also approved by Commissioner Murley.

Councilmember Englander spoke in support of the project. He also gave the history of the proposed project. He further explained that the West Hills Neighborhood Council is also in support of the project with some recommended conditions to be added to the existing conditions imposed by the Zoning Administrator.

Lengthy discussions ensued.

Councilmember Englander responded to Commission's concerns. Architect of the project was asked to answer questions of the Commission.

Motion: Grant the appeal in part; sustained the original action of the Zoning Administrator of March 12, 2013; and adopt the Modified Conditions of Approval.

Moved: Commissioner Cochran

Seconded: Commissioner Mather

Ayes: Commissioner Murley

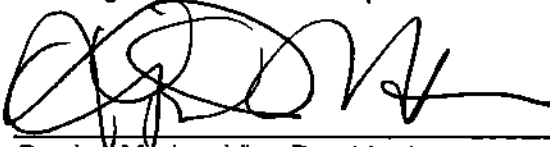
Absent: Commissioners Guzman and Epstein

Vote: 3-0

2. PUBLIC COMMENT PERIOD

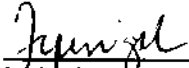
None

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 7:00 p.m.



~~Gordon Murley, Vice President~~

LYDIA DEW MATHER, Commissioner



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

Adopted: 3-13-14