

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
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 4:40 p.m.

Commissioners present: Steve Cochran, and Lydia Mather

Commissioners absent: Matt Epstein and Noelle Guzman

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar

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

B. Commission Requests

None

3. APCSV-2012-2487-ZC

CEQA: ENV-2012-2488-MND

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

Council District: 3

Location: 20460 N. Sherman Way

Expiration Date: 9/12/13

Appeal Status: Further appealable to
City Council

Continued from 7/25/13

PUBLIC HEARING COMPLETED JUNE 21, 2013

Proposed Project:

Construction of a 39,294 square foot mixed-use building, four-stories, with a maximum height of 50 feet, comprised of 42 senior independent units, 3,840 square feet of ground floor commercial use, and 48 parking spaces, on a 16,743 square foot parcel.

Applicant: David Zadeh, Topaz Investments, LLC
Representative: Harvey Goodman, C.E.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **adopt** the Mitigated Negative Declaration (ENV-2012-2488-MND) for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, **a Zone Change** from [Q]C4-1VL and P-1VL to (T)(Q)RAS4.

Recommended Actions

1. **Approve and Recommend** that the City Council **adopt** Mitigated Negative Declaration, ENV-2012-2488-MND;
2. **Approve and Recommend** that the City Council **adopt a Zone Change** from the requested [Q]C4-1VL and P-1VL to (T)(Q)RAS4, subject to the Conditions of Approval;
3. **Adopt** the Findings.
4. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions, identified as "(MM)" on the condition pages, 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: Priya Mehendale (818) 374-5060

Mr. Gordon Murley, acting Chairman, announced that this agenda item was a continued case from July 25, 2013 of the South Valley Area Planning regular meeting.

Applicant's representative, Mr. Steve Kaplan, asked some procedural questions. He also asked the possibility of continuing the case until the next regular meeting with full members of the Commission present.

Some lengthy discussions ensued. Unanimous decision was reached to hear the case.

Planning staff proceeded to present the case.

Applicant's representatives and their architect spoke for the project and answered questions of the Commission.

Representative from Winnetka Neighborhood Council spoke against the project.

Thirteen speakers also spoke against the project.

Applicant's representative rebutted.

Council District representative spoke about their concerns on the project.

Acting Chairman closed the public hearing and the Commission deliberated.

Motion: Disapprove and recommend that the City Council deny the zone Change; adopt the modified findings; and do not adopt the Mitigated Negative Declaration ENV-2012-2488-MND for the referenced Project.

Moved: Commissioner Cochran

Seconded: Commissioner Mather

Ayes: Commissioner Murley

Absent: Commissioners Guzman and Epstein

Vote: 3-0

4. PUBLIC COMMENT PERIOD

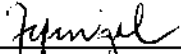
None

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 6:15 p.m.



Gordon Murley, Vice President

LISA DEAN MATHER, Commissioner



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

Adopted: _____