

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, October 09, 2014
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 Commissioner President, Steve Cochra at 4:30 p.m.

Commissioners present: Rebecca Beatty, Mark Dierking, Lydia Mather, Janny Kim, and Steve Cochran

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Nothing to report at this time.

The City Attorney Ken Fong announced that the funding for having City Attorneys present at every Commission meeting has been restored and he introduced the new City Attorney, Kathryn Phelan, who has been assigned to the South Valley Area Planning Commission.

2. COMMISSION BUSINESS

- A. Advance Calendar – Commissioner Mather will not be available on the meeting of December 11th. Commissioner Dierking will not be available on the meeting of November 13th. Senior City Planner Bob Duenas stated that he will not schedule any cases for the October 23rd meeting and recommended to cancel the meeting.

Motion: To cancel the meeting of October 23, 2014

Moved: Commissioner Mather
Seconded: Commissioner Beatty
Ayes: Commissioners Dierking, Kim, and Cochran

Vote: 5 - 0

- B. Commission Requests – None

3. APCSV-2013-3285-ZC-DB

CEQA: ENV-2013-3286-MND
Plan: Van Nuys-North
Sherman Oaks

Council District: 6 - Martinez
Location: 7004 N. Lennox Avenue
Expiration Date: 11/13/14
Appeal Status: Density Bonus is appealable. Zone Change may be appealed by the applicant if denied.

Proposed Project:

The construction of eight (8) single family dwellings, 28 feet in height, in conjunction with a small lot subdivision (VTT-72425-SL) on an 11,000 square-foot lot. Each unit will have two levels of residential over one level of parking with two parking spaces provided.

Applicant: Andre Ohanian
Armen R. Ter-Oganesian

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2013-3286-MND) for the above referenced project;
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from R1-1(One-Family Zone) and (T)(Q)RD1.5 (Restricted Density Multiple Dwelling Zone) to RD1.5;
3. Pursuant to Section 12.22 A.25 of the Municipal Code, an **Affordable Housing Incentives - Density Bonus** entitlement to permit seven units by right and one density bonus unit. Of the eight total units, one will be set aside for moderate income. The project application requests three off menu incentives as follows:
 - a) A reduction of the required rear yard setback from 15 feet to 6 feet.
 - b) A reduction of required open space from 125-175 square feet per unit to 0 square feet per unit.
 - c) A reduction of required residential building separation, per Section 12.21.C.2 of the L.A.M.C., from 10 feet to 2 inches.

Note: Subsequently, Ordinance No. 183165 allowing building permits for small lot subdivisions to be obtained prior to the recordation of a final map became effective September 16, 2014. Thus, the Density Bonus Incentive requests are no longer necessary, and should be dismissed by the South Valley Area Planning Commission.

Recommended Actions:

1. **Adopt** the Mitigated Negative Declaration, ENV-2013-3286-MND;
2. **Approve** and **recommend** that the City Council **approve** the **Zone Change** from R1-1 to (T)(Q)RD1.5 for the subject property, with the attached conditions of approval;
3. **Dismiss** an **Affordable Housing Incentives – Density Bonus** entitlement to permit one density bonus unit and three incentives as it shall be addressed as part of a small lot subdivision, VTTM-72425-SL.
4. **Adopt** the Findings; and
5. **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: Thomas Henry (818) 374-5061

DISCUSSION:

The City Planning staff gave a brief description of the project. The Commission asked staff questions. The applicant spoke and stated that he is withdrawing the request for affordable housing incentive for density bonus entitlement.

MOTION:

To approve the staff recommendation to approve and recommend that the City Council approve the Zone Change, to adopt the findings, and to adopt the Mitigated Negative Declaration, ENV-2013-3286-MND.

Moved: Commissioner Dierking
Seconded: Commissioner Kim
Ayes: Commissioner Beatty, Mather, and Cochran

Vote: 5 - 0

4. DIR-2014-2284-SPP-1A

CEQA: Addendum to ENV-2008-3471-
EIR; SCH No. 1990011055

Council District: 3 - Blumenfield
Location: 21221 West Oxnard St.

Expiration Date: 11/26/14

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

Appeal Status: Not further appealable

PUBLIC HEARING

Proposed Project:

The construction of a Multiple-Phased, Mixed-Use development:

Phase 1 The construction of a **six-story mixed-use building with 379 dwelling units (including 101 Work-Live units)**, totaling 470,182 square feet of floor area, on an approximately 4.5-acre site. The building will include a maximum height of 85 feet, 415,780 square-feet of Residential Floor Area, 54,402 square-feet of Non-Residential floor area (for the work portion of the Work-Live units), and a total of 701 parking spaces within the first and second floors of the building, 21 of which will be located within an approximately 8,500 square-foot temporary surface parking lot near the front of the site. The Project features 22,700 square-feet of private open space for building residents and 32,700 square-feet of Publically Accessible Open Space (PAOS) on-site.

Phase 2 The demolition of the temporary 8,500 square-foot surface parking lot and the construction of a **nine-story commercial and office building**, maximum 155 feet in height, with 7,900 square feet of ground level retail space and 63,100 square feet of office space on the upper eight floors. Upon completion of Phase 2, the Project will total 541,182 square feet, with 415,780 square-feet of Residential Floor Area and 125,402 square-feet of Non-Residential floor area, 680 parking spaces, and 55,400 square feet of open space.

No signage is requested as part of this project. Signage shall be approved under a separate application consistent with the provisions of the Warner Center Sign District (Ordinance No. 183,174; effective August 20, 2014)

Applicant: Kevin Hampton / Associated Estates Realty Corporation
Representative: Armbruster, Goldsmith, and Delvac LLP

Appellant: Mitch Carson / Neighborhood Planning Support, Inc.

Requested Action:

Appeal of the entire Director of Planning's Conditional Approval of a Project Permit Compliance Review pursuant to Section 11.5.7 of the LAMC and the Warner Center 2035 Plan, for the construction of a Multiple-Phased, Mixed-Use development, with 541,182 square-feet of total floor area, composed of 415,780 square-feet of Residential floor area and 125,402 square-feet of Non-Residential floor area.

Recommended Actions:

1. **Deny** the appeal; and
2. **Sustain** the entire determination of the Director of Planning, including findings and environmental clearance, Addendum to ENV-2008-3471-EIR.

Staff: Milena Zasadzien (818) 374-5054

DISCUSSION:

The City Planning staff gave a description of the project. Councilmember Blumenfield spoke in support of the project; however he expressed concerns of the 2nd phase and suggested that the applicant report back in five years on the status of its implementation. He thanked the City Planning staff and the City Attorney and requested to deny the appeal. The appellant spoke, followed by the applicant's representative. There were several speakers in support of the project. Rebuttal time was offered; however, the appellant chose not to speak. The Commission asked the applicant's representative and the Senior City Planner questions regarding the second phase. The public comment was closed and the Commissioners started deliberation.

MOTION:

To deny the appeal; to add Condition A.31 to require the Applicant to return within five years of the completion of Phase 1 to provide an update on the status of the implementation of Phase 2; and sustain the entire determination of the Director of Planning, including findings and environmental clearance, Addendum to ENV-2008-3471-EIR.

Moved: Commissioner Beatty
Seconded: Commissioner Mather
Ayes: Commissioner Dierking, Kim, and Cochran

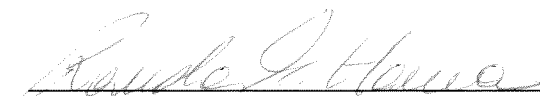
Vote: 5 - 0

5. PUBLIC COMMENT PERIOD

No speakers.

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 5:36 p.m.


Commissioner Steve Cochran, President


Randa M. Hanna, Commission Executive Assistant

Adopted: November 13, 2014