

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, April 09, 2015
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, Steve Cochran at 4:33 pm.

Commissioners present: Rebecca Beatty, Mark Dierking, Janny H. Kim, and Steve Cochran.

Commissioner absent: Lydia Drew Mather

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Nothing to report

2. COMMISSION BUSINESS

A. Advance Calendar – No change

B. Commission requests – No requests at this time.

3. APCSV-2014-3561-ZC

CEQA: ENV-2014-3562-MND

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

Council District: 3 - Blumenfield

Location: 7043 - 7047 N. Jordan Avenue

Expiration Date: April 9, 2015

Appeal Status: Appealable by applicant if
denied

PUBLIC HEARING HELD ON JANUARY 16, 2015

Proposed Project:

Demolition of two single family residences and the subsequent construction, use, and maintenance of a 22-unit, three (3) story over basement parking apartment building, on a 18,700 square-foot site. The proposed project has a maximum height of 41 feet, and will provide 37 automobile parking spaces and 24 bicycle parking stalls.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adoption** of a proposed Mitigated Negative Declaration (ENV-2014-3562-MND) for the above referenced project; and

2. Pursuant to Section 12.32 of the Los Angeles Municipal Code, a **Zone Change** from the R1-1 (Single Family Residential) to [Q]R3-1 (Mulit-family Residential).

Applicant: Mehrdad “Michael” Mokhtari

Representative: Robert Lamishaw, JPL Zoning

Recommended Actions:

1. **Adopt** the Staff Findings.
2. **Recommend** that the City Council **Approve:**
 - a. **Zone Change** from R1-1-RIO to **(T)(Q)R3-1-RIO**, subject to the (Q) and (T) Conditions of Approval.
3. **Recommend** that the City Council adopt Mitigated Negative Declaration No. ENV-2014-3562-MND.
4. **Disapprove** the Zone Change request as filed.
5. **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 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: Daniel O'Donnell (818) 374-9907

DISCUSSION:

The Planning staff stated that the Council Office wants to see the plans and requested to add “shall be submitted for review by Council District 3” on the (Q) Qualified Conditions of Approval, under Development Conditions A.3.

MOTION:

To adopt the Staff Findings and the recommended actions and to amend the department's report to contain the language as specified by the Council Office.

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

Vote: 4 - 0

4. DIR-2014-2511-SPP-1A

CEQA: ENV-2014-2510-MND

Plan Area: North Hollywood/Valley Village

Council District: 2 - Krekorian

Location: 5258 N. Hermitage Drive

Expiration Date: 4/17/15

Appeal Status: Not Further Appealable

Proposed Project:

A new two-story, 36 feet in height, 5-unit residential condominium building with 12 ground level parking spaces on a 7,595.7 square-foot lot.

Requested Actions:

Appeal of the Director of Planning's Conditional Approval of a Project Permit Compliance pursuant to Section 11.5.7 C.6 of the Los Angeles Municipal Code (LAMC).

Applicant: Joe Salem, Hermitage Enterprises LLC

Appellant: Jennifer Getz

Recommended Actions:

1. **Adopt** the Director of Planning's Findings.
2. **Deny** the appeal and **Sustain** the entire Determination of the Director of Planning and approve:
 - a. Project Permit Compliance.
3. **Adopt** ENV-2014-2510-MND.

Staff: Thomas Henry (818) 374-5061

DISCUSSION:

The Planning staff gave a thorough background on the property. The appellant spoke. Then the consultant who wrote the historic resource evaluation for the subject property stated that the property does not qualify for historic designation. There were two speakers against the project. The applicant spoke. The appellant was given rebuttal time. The City Attorney requested that the consultant provides her credentials for the records. The representative from the Council office concurred with the Staff's findings and with the Office of Historic Resources' finding that the property did not meet the criteria to be considered historical. The public comment was closed. The Commission asked the applicant questions regarding their outreach to the community.

MOTION:

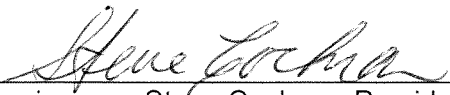
To adopt the Director of Planning's Findings. To deny the appeal and sustain the entire Determination of the Director of Planning and approve: Project Permit Compliance.
And adopt ENV-2014-2510-MND.

Moved: Commissioner Dierking
Seconded: Commissioner Beatty
Ayes: Commissioners Kim and Cochren
Absent: Commissioner Mather

Vote: 4 - 0

5. **PUBLIC COMMENT PERIOD**

There being no further business to come before the South Valley Area Planning Commission.
The meeting adjourned at 5:18 pm.



Commissioner Steve Cochran, President



Randa M. Hanna, Commission Executive Assistant

Adopted: 4/23/15