

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Wednesday, March 25, 2015
Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard, First Floor Meeting Room
Van Nuys, California 91401

*****SPECIAL MEETING*****

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 4:40 pm.

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

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Nothing to report.

2. COMMISSION BUSINESS

- A. Advance Calendar – The Regular Meeting scheduled for March 26, 2015 has been canceled because the venue is not available that day.
- B. Commission requests – Commissioner Beatty stated that she will be on vacation and will be missing the meetings of April 23rd and May 14th.
- C. Approval of the minutes of March 12, 2015

Motion: To approve the minutes of March 12, 2015

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

Vote: 4 - 0

3. DIR-2014-886-SPP-SPPA-2A
CEQA: ENV-2014-887-MND
Related Cases: DIR-2010-1000-SPP-SPPA

Council District: 2 - Krikorian
Plan Area: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass
Location: 12833-12835 W. Ventura Blvd.
4218-4230 N. Coldwater Canyon Avenue
(currently known as the Sportsmen's Lodge
site, Studio City)
Expiration Date: May 9, 2015
Appeal Status: Not Further Appealable

PUBLIC HEARING

Proposed Project:

Demolition of the existing Sportsmen's Lodge event/banquet facility and the subsequent construction of a new, 97,807 square-foot, mixed-use shopping center, with 24,251 square feet of restaurant space, 37,518 square feet of retail space, 30,000 square feet of health club space, and 6,038 square feet of accessory space (i.e. hallways, elevators, etc.) with 446 parking spaces.

Requested Actions:

Appeal of the Director of Planning's **Conditional Approval** of Specific Plan **Project Permit Compliance**, including shared parking approval for the 446 parking spaces, as permitted by Section 7.F.4 of the Specific Plan, and a Specific Plan **Project Permit Adjustment**, to permit the construction of a new building with a maximum height of 33 feet, in lieu of the maximum 30 feet allowed by the Specific Plan, pursuant to Sections 11.5.7.C and 11.5.7.E of the L.A.M.C.

Applicant: Richard Weintraub
Representative: Fred Gaines, Gaines & Stacey, LLP

Appellants: Patrice Berlin, Sandy Fox, Pam Friedman, Marilyn Harris, Judy Millar, Abbie Phillips, Michael and Andrea Sher, Golan Yosef, and Ventura Boulevard Associates (c/o Midwood Investment Development/Steven Schwartz/Kevin McDonnell).

Recommended Actions:

1. **Adopt** the Director of Planning's modified findings.
2. **Grant the appeal in part** by adding additional conditions to the Director's Determination, issued on December 22, 2014, and amending Conditions A-5, A-9, A-16 and B-3.
3. **Sustain** the Director of Planning's determination of Project Permit Compliance and Project Permit Adjustment Conditional Approval.
4. **Adopt** the environmental clearance, ENV 2014-887-MND.

Staff: Jennifer Driver (818) 374-9916

DISCUSSION:

The Commission President testified that the Commission has read all the emails and correspondence received regarding this case. The Planning staff gave an overview on the proposed project and stated that an initial appeal was filed, and then it was withdrawn. Subsequently, the appeal period reopened and nine appeals were filed. The first appellant spoke, followed by the attorney representing the owner of the hotel property, who is one of the nine appellants. Then several of the other appellants spoke. The applicant's representative spoke. The Commission took ten minutes recess time, and then resumed the meeting. There were many speakers against the project and many speakers for the project. The Councilmember representative spoke in support of this project; however, recommended additional mitigated

conditions. Rebuttal time was provided. The Commission closed the public comment period and started deliberation.

MOTION:

To adopt the modified findings; grant the appeal in part by adding additional conditions A - 26 through A - 34 to the Director's Determination, issued on December 22, 2014, and amending Conditions A-5, A-9, A-16 and B-3 in the Director's Determination; approve the Project Permit Compliance and Project Permit Adjustment Conditional Approval. And adopt the environmental clearance, ENV 2014-887-MND.

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

Vote: 5 - 0

4. **PUBLIC COMMENT PERIOD**

There being no further business to come before the South Valley Area Planning Commission. The meeting adjourned at 9:20 pm.



Commissioner Steve Cochran, President



Randa M. Hanna, Commission Executive Assistant

Adopted: 4/23/15