

Informacion en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300.

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 28, 2015, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Steve Cochran, President
Lydia Drew Mather, Vice President
Rebecca Beatty, Commissioner
Mark Dierking, Commissioner
Janny H. Kim, Commissioner

Randa Hanna, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NOS. 3 & 4.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 272, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.planning.lacity.org>.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenda item here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. **DEPARTMENTAL REPORT**

A. Items of interest:

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Minutes of Meeting – May 14, 2015

3. **VTT-72379-SL-1A**

CEQA: ENV-2014-1532-MND

Plan Area: Van Nuys-North Sherman Oaks

Council District: 6 - Martinez

Expiration Date: 6/11/15 Ext.

Location: 14614 Vanowen Street

Appeal Status: Further Appealable

CONTINUED FROM APRIL 23, 2015

Proposed Project:

VTT-72379-SL Small Lot Subdivision for a maximum nine lots on a 15,438 square-foot site.

Requested Actions:

The Deputy Advisory Agency's determination letter was appealed in its entirety to address the following concerns. (1) aesthetics and building design (2) height (3) setbacks (4) parking.

Applicant: Kamil Abdelmalak & Gihan Abdelmalak

Representative: Camille Zeitouny

Expeditor: Arsanious Michael Hanna

Appellant: Dennis M. Ryder

Recommended Actions:

1. Adopt the findings and conditions of the Deputy Advisory Agency with modifications.
2. Deny the appeal.
3. Adopt ENV-2014-1532-MND
4. Add conditions requiring: (1) a row of tall trees to screen the south side of the project, and (2) translucent glass on the upper level windows facing the south side of the project.
5. Correct two typographical errors in the Advisory Agency determination letter and update a matrix setback table to complement the matrix table shown on the revised map stamp-dated February 6, 2015.

Staff: Nelson R. Rodriguez (818) 374-9903

4. [APCSV-2014-3592-SPE-CU-CUB-ZV-ZAD-ZAA-SPP](#)

CEQA: ENV-2014-3593-MND

Plan Area: Sherman Oaks-Studio City
Toluca Lake-Cahuenga Pass

Council District: 2 - Krekorian

Location: 10740-10744 W. Ventura Blvd.,
and 10812 Fruitland Drive.

Expiration Date: May 30, 2015

Appeal Status: Appealable to City Council

PUBLIC HEARING HELD ON MARCH 27, 2015

Proposed Project:

Demolition of an existing 17-room motel and the subsequent construction, use, and maintenance of a 46-room, approximately 26,383 square-foot hotel, on a 24,713 square-foot site, consisting of four lots, one of which is zoned single-family residential. The proposed project will be four (4) stories over a basement parking garage, with a maximum height of 46 feet, and will provide 74 automobile parking spaces and 16 bicycle parking stalls. (Under separate application to the city's Bureau of Engineering, the project also proposes the vacation of the alley bisecting the site (VAC-E1401251).

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adoption** of a proposed **Mitigated Negative Declaration** (ENV-2014-3593-MND) as the CEQA clearance document for the project;
2. Pursuant to Section 11.5.7.F.1 of the Los Angeles Municipal Code (LAMC), **Specific Plan Exceptions** from the following sections of the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 166,560):
 - a. Section 6.B.3, to permit a maximum building Floor Area Ratio (FAR) of 1.51:1, in lieu of the maximum permitted 1.0:1 FAR;
 - b. Section 7.A.3.c.2, to permit a reduced rear yard building setback of 15 feet adjoining a R1 zone, in lieu of the required 20 feet;
 - c. Section 7.B.2, to permit a maximum building lot area coverage of 66%, in lieu of the maximum permitted 60%;
 - d. Section 7.E.1.a.1.ii, to permit a maximum building height of 46 feet, in lieu of the maximum permitted 30 feet; and
 - e. Section 7.E.1.f, to permit a rooftop safety railing at a maximum height of 27 feet, 11 inches without a 10-foot setback from the roof perimeter, in lieu of the maximum permitted 25 feet height;
3. Pursuant to LAMC Section 12.24.W.24, a **Conditional Use Permit (CUP)** to allow development and use of a hotel within 500 feet of a residentially-zoned lot;
4. Pursuant to LAMC Section 12.24.W.27, a **Conditional Use Permit (CUZ)** to allow the proposed hotel (a Commercial Corner Development as defined in the LAMC) to operate 24 hours a day and the restaurant/bar to operate between 11 am and 2 am, and to permit tandem parking with a 24/7 valet;
5. Pursuant to LAMC Section 12.24.W.1, a **Conditional Use Permit (CUB)** to allow the sales and consumption of a full line of alcoholic beverages on-site in the approximately 1,840 square-foot restaurant located on the ground floor, and in a rooftop bar of approximately 895 square feet with an adjacent patio area of approximately 2,600 square feet;
6. Pursuant to LAMC Section 12.27, **Zone Variances** from the following sections of the LAMC:
 - a. Section 12.08.A, to permit development of a hotel (commercial use) on a single-family, residentially-zoned lot (R1), which is otherwise not permitted; and
 - b. Section 12.21.C.5(h), to permit access from a more restrictive to a less restrictive zoned lot (R1 to C2), which is otherwise not permitted;
7. Pursuant to LAMC Section 12.24.X.22, a **Zoning Administrator's Determination** to permit a building height of 43 feet within 0 feet of a residentially-zoned lot (through the requested Zone

- Variance listed above, a portion of the proposed hotel will be constructed on a lot zoned R1), as not permitted by LAMC Section 12.21.1.A.10 (Transitional Height provision);
8. Pursuant to LAMC Section 12.28.A, a **Zoning Administrator's Adjustment** to permit a 0-foot rear yard setback in lieu of the 16-foot rear yard setback from a residentially-zoned lot, and a 6-foot side yard setback along the internal eastern property line in lieu of the 7-foot side yard setback from a residentially-zoned lot, as required by LAMC Section 12.14.C.2; and Pursuant to LAMC Section 11.5.7.C, **Specific Plan Project Permit Compliance Review** for the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 166,560)

Applicant: Studio Place, LLC

Representative: Greg Jackson, Jackson & Jackson Consulting

Recommended Actions:

1. **Adopt** the Staff Findings;
2. Pursuant to Section 15074 of the California Environmental Quality Act, that the South Valley Area Planning Commission **Review and Consider** the proposed Mitigated Negative Declaration No. ENV-2014-3593-MND, and:
 - a. **Find** that based on the whole of the record, including the initial study and comments received, there is no substantial evidence that the project will have a significant effect on the environment and that the Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis;
 - b. **Adopt** Mitigated Negative Declaration No. ENV-2014-3593-MND, located in the Marvin Braude Constituent Services Center, Room 430, 6262 Van Nuys Boulevard, Van Nuys, CA 91401, which constitutes the record of proceedings upon which this decision is based; and
 - c. **Adopt** the Mitigation Monitoring Program included therein, and which has been made a condition of approval herein, to mitigate or avoid significant environmental effects.
3. **Approve Specific Plan Exceptions** from the following sections of the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 166,560):
 - a. Section 6.B.3, to permit a maximum building Floor Area Ratio (FAR) of 1.51:1, in lieu of the maximum permitted 1.0:1 FAR;
 - b. Section 7.A.3.c.2, to permit a reduced rear yard building setback of 15 feet adjoining a R1 zone, in lieu of the required 20 feet;
 - c. Section 7.B.2, to permit a maximum building lot area coverage of 66%, in lieu of the maximum permitted 60%;
 - d. Section 7.E.1.a.1.ii, to permit a maximum building height of 46 feet, including the rooftop elevator and stairwell penthouse, in lieu of the maximum permitted 30 feet; and
 - e. Section 7.E.1.f, to permit a rooftop safety railing at a maximum height of 27 feet, 11 inches without a 10-foot setback from the roof perimeter, in lieu of the maximum permitted 25 feet height;
4. **Approve a Conditional Use Permit (CUP)** to allow development and use of a hotel within 500 feet of a residentially-zoned lot;
5. **Approve a Conditional Use Permit (CUZ)** to allow the proposed hotel (a Commercial Corner Development as defined in the LAMC) to operate 24 hours a day and the restaurant/bar to operate between 11 am and 2 am, and to permit tandem parking with a 24/7 valet;
6. **Approve a Conditional Use Permit (CUB)** to allow the sales and consumption of a full line of alcoholic beverages on-site in the approximately 1,840 square-foot restaurant located on the ground floor, in a rooftop bar of approximately 895 square feet with an adjacent patio area of approximately 2,600 square feet, and in each of the 46 guest rooms from a mini bar/refrigerator;
7. **Approve Zone Variances** from the following sections of the LAMC:
 - a. Section 12.08.A, to permit development of a hotel (commercial use) on a single-family, residentially-zoned lot (R1); and

- b. Section 12.21.C.5(h), to permit access from a more restrictive to a less restrictive zoned lot (R1 to C2);
8. **Approve a Zoning Administrator's Determination** to permit a building height of 43 feet within 0 feet of a residentially-zoned lot (through one of the Zone Variances listed above, a portion of the proposed hotel will be constructed on a lot zoned R1), as not permitted by LAMC Section 12.21.1.A.10 (Transitional Height provision);
9. **Approve a Zoning Administrator's Adjustment** to permit a 0-foot rear yard setback in lieu of the 16-foot rear yard setback from a residentially-zoned lot, and a 6-foot side yard setback along the internal eastern property line in lieu of the 7-foot side yard setback from a residentially-zoned lot, as required by LAMC Section 12.14.C.2;
10. Approve **Specific Plan Project Permit Compliance Review** for the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 166,560);
11. **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

5. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

Individual testimony within the public comment period shall be limited to up to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the South Valley Area Planning Commission
will be held at **4:30 p.m.** or **Thursday, June 11, 2015**
at the **Marvin Braude Constituent Service Center**
6262 Van Nuys Blvd., Van Nuys, CA 91401

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCSouthValley@lacity.org.