

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, June 11, 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 4:39 p.m.

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

Commissioner absent: Rebecca Beatty

1. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

Nothing to report.

2. **COMMISSION BUSINESS**

A. Advance Calendar – Commissioner Cochran confirmed that he will be absent at the meetings of June 26th and July 09th meetings.

B. Commission requests – No requests at this time.

3. **APCSV-2014-3868-ZC**

CEQA: ENV-2014-3869-MND

Plan Area: Reseda-West Van Nuys

Council District: 3 - Blumenfield

Location: 18529 W. Calvert Street

Expiration Date: 6/11/15

Appeal Status: Zone Change may be appealed by the applicant if denied

PUBLIC HEARING HELD ON APRIL 20, 2015

Proposed Project:

The construction of a new 24-unit apartment building, comprised of three levels of residential uses, over one level of subterranean parking, with a maximum height of 45-feet, located on a lot totaling 16,561 sq-ft in area. The project will utilize a by-right Affordable Housing Density Bonus for a 20% increase in density (allowing for four additional units) in exchange for setting aside one unit for Very Low Income residents. The project will include 46 vehicle parking spaces and 27 bicycle spaces.

Requested Actions:

1. Pursuant to Section 21082.1 of the California Public Resources Code, consideration of the **Mitigated Negative Declaration** (ENV-2014-3869-MND) for the above referenced project;
2. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change from RA-1-K-RIO** (Suburban Zone within an Equinekeeping District and River Improvement Overlay District) **to [T][Q]R3-1-RIO** (Multiple Dwelling Zone within a River Improvement Overlay District).

Applicant: Armin Gahari, G.A. Engineering
Representative: Eric Lieberman, QES, Inc.

Recommended Actions:

1. **Adopt** the Findings.
2. **Adopt** the **Mitigated Negative Declaration** (ENV-2014-3869-MND) and accompanying **Mitigation Monitoring Program**.
3. **Deny** the **Zone Change request as filed** for a **Zone Change** from RA-1-K-RIO to [T][Q]R3-1-RIO.
4. **Approve** and **recommend** that the City Council **approve** the **Zone Change** from RA-1-K-RIO to (T)(Q)R3-1-K-RIO for the subject property, with conditions of approval.
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: Milena Zasadzien (818) 374-5054

DISCUSSION:

The Planning staff gave a brief description on the project. The applicant's representative spoke, followed by his associate. They modified the plans after they heard the concerns of the neighbors. There were several speakers in support for the project. The Neighborhood Council voted in support of this project. There were a significant number of speakers in opposition to the project. The applicant's representative clarified few issues. The representative from Council District 3 spoke in favor of the project. The public comment was closed and the Commission started deliberation.

MOTION:

To adopt the Staff recommendations.

Moved: Commissioner Dierking
Seconded: Commissioner Kim
Ayes: Commissioner Cochren
Nays: Commissioner Mather
Absent: Commissioner Beatty

Vote: 3 – 1

The Commission took five minutes recess time then resumed the meeting.

4. DIR-2014-3611-DRB-SPP-MSP-1A
CEQA: ENV-2014-3612-CE
Plan Area: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2 - Krekorian
Expiration Date: 6/24/15
Location: 3619 Goodland Drive
Appeal Status: Not Further Appealable

Proposed Project:

The construction of a new 4,420 gross square-foot single-family residence that includes a 330 square-foot basement, a 400 square-foot garage, and 230 square feet of covered patio. The project has 3,460 calculated square feet (Residential Floor Area) that subtracts required covered parking, basement, and some patio area, on a 22,640 square-foot lot. The proposed project's maximum height is 24 feet and six (6) inches. The project requires 1,270 cubic yards of cut, and 1,270 cubic yards of export. The project is located in the Outer Corridor, is downslope, and is not visible from Mulholland Drive.

Requested Actions:

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

Applicant: Hila Moverman

Appellant: Jon Brouse, Shelby and Jorge Haro, Michelle and Eric Allen, Jill Karrenbrock, Scott and Maria Montoya

Recommended Actions:

1. **Adopt** the Findings.
2. **Find** project is exempt under Categorical Exemption pursuant to Los Angeles CEQA Guidelines, Article III, Section 1, Class 3, Category 1.
3. **Deny** the appeal and **sustain** Director of Planning's Conditional Approval of a Project Permit Compliance pursuant to LAMC Section 11.5.7 and Section 11 of the Mulholland Scenic Parkway Specific Plan.
4. **Deny** the appeal and **sustain** Director of Planning's Conditional Approval of Design Review pursuant to LAMC Section 16.50.

Staff: Courtney Schoenwald (818) 374-9904.

DISCUSSION:

Items 4 and 5 were heard simultaneously. The Planning staff summarized the two cases and appeals. The first appellant spoke, followed by the applicant's representative and the applicant's architect gave a description on the project. The other three appellants gave their testimony, one speaker spoke in support of the appeal.. Rebuttal time was provided. The Commission asked clarifying questions. Public Comment period was closed and the Commission started deliberation.

The Commission made a motion for items 4 and 5 simultaneously.

MOTION:

For items 4 and 5, to grant the appeals and to overturn the decision of the Director of Planning.

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

Vote: 2 – 2

This failure to act resulted in an automatic denial of the appeal and an affirmation of the original Director's Determination.

5. **DIR-2014-3613-DRB-SPP-MSP-1A**
CEQA: ENV-2014-3614-CE
Plan Area: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2 - Krekorian
Expiration Date: 6/24/15
Location: 3623 Goodland Drive
Appeal Status: Not Further Appealable

Proposed Project:

The construction of a new 4,160 gross square-foot single family residence that includes a 360 square-foot basement, and a 500 square-foot garage. The project has 3,400 calculated square feet (Residential Floor Area) that subtracts required covered parking, and basement area, on a 25,404 square-foot lot. The proposed project's maximum height is 18 feet. The project requires 1,680 cubic yards of cut, and 1,680 cubic yards of export. The project is located in the Outer Corridor, is downslope, and is not visible from Mulholland Drive.

Requested Actions:

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

Applicant: Hila Moverman

Appellant: Jon and Stephanie Brouse, Jeff Egert

Recommended Actions:

1. **Adopt** the Findings.
2. **Find** project is exempt under Categorical Exemption pursuant to Los Angeles CEQA Guidelines, Article III, Section 1, Class 3, Category 1.
3. **Deny** the appeal and **sustain** Director of Planning's Conditional Approval of a Project Permit Compliance pursuant to LAMC Section 11.5.7 and Section 11 of the Mulholland Scenic Parkway Specific Plan.
4. **Deny** the appeal and **sustain** Director of Planning's Conditional Approval of Design Review pursuant to LAMC Section 16.50.

Staff: Courtney Schoenwald (818) 374-9904

DISCUSSION:

Same as item No. 4.

MOTION:

For items 4 and 5, to grant the appeals, and to overturn the decision of the Director of Planning.

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

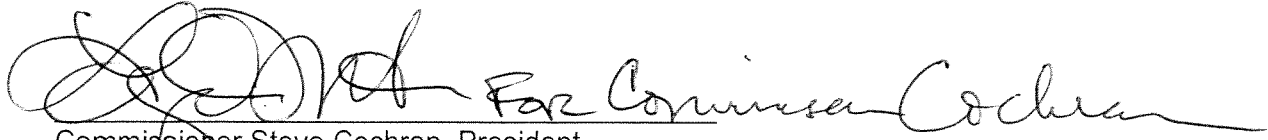
Vote: 2 – 2

This failure to act resulted in an automatic denial of the appeal and an affirmation of the original Director's Determination.

6. PUBLIC COMMENT PERIOD

There were no speakers for public comment.

There being no further business to come before the South Valley Area Planning Commission.
The meeting adjourned at 6:58.


Commissioner Steve Cochran, President


Randa M. Hanna, Commission Executive Assistant

Adopted: 6/25/15