

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, May 28, 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 4:34 p.m.

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 – No change

B. Commission requests – No requests at this time.

C. Minutes of Meeting – May 14, 2015

MOTION: To approve the meeting minutes of May 14, 2015

Moved: Commissioner Dierking

Seconded: Commissioner Mather

Ayes: Commissioners Kim and Cochran

Vote: 4 - 0

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

DISCUSSION:

The Planning staff gave a brief background on the case and stated that it is continued from the April 23rd meeting so the applicant could meet with the appellant and the Council Office to try to resolve the remaining issues involving this project. The appellant spoken, then the applicant's representative and the designer presented the revised plans and answered questions asked by the commission. The City Councilmember's staff spoke. Rebuttal time was provided. The City Attorney and the Senior Planner clarified few issues and answered questions asked by the Commission. The Commission closed public comment and started deliberation.

Commissioners Beatty and Kim were absent on the meeting of April 23rd and did not participate in the discussion or on the vote.

MOTION:

To adopt the findings and conditions with amendments. To grant the appeal in part. To add one guest parking space and adjust the lot line for lots 7 and 8 to facilitate a greater set back.

Moved: Commissioner Dierking
Seconded: Commissioner Mather
Ayes: Commissioner Cochran

Vote: 3 – 0

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

DISCUSSION:

The Planning staff gave a brief description on the case and requested a minor change to #4 on the recommended actions and on page C5-#27 to complete an unfinished sentence. The City Attorney and the Representative from Council District 2 recommended minor amendments to the Conditions. The applicant representative gave a background on the project and stated that this project gained the support of the City Council, the Neighborhood Council, and the Police Department. He asked to amend item #13 from the Conditional Use. The project's Architect spoke. The public comment period was closed and the Commission made a motion.

MOTION:

To adopt the recommended actions with the amendments proposed by the City Attorney, The Council office, and the Planning Staff.

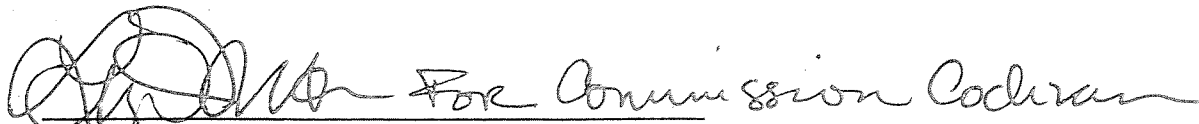
Moved: Commissioner Dierking
 Seconded: Commissioner Mather
 Ayes: Commissioners Beatty, Kim, and Cochran

Vote: 5 – 0

5. PUBLIC COMMENT PERIOD

There were no public speakers.

There being no further business to come before the South Valley Area Planning Commission.
The meeting adjourned at 5:42.


Commissioner Steve Cochran, President


Randa M. Hanna, Commission Executive Assistant

Adopted: 6/25/15