

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, June 25, 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 Vice President, Lydia Drew Mather, at 4:38 p.m.

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

Commissioner absent: Steve Cochran

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Nothing to report

2. COMMISSION BUSINESS

A. Advance Calendar – Reminder that Commissioner Cochran will be absent on July 9, 2015.

B. Commission requests – No requests at this time.

C. Minutes of Meetings – May 28, 2015 and June 11, 2015

MOTION: To approve the meeting minutes of May 28, 2015

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

Vote: 4 - 0

MOTION: To approve the meeting minutes of June 11, 2015

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

Vote: 3 - 0

(Commissioner Beatty was absent on the June 11th meeting).

3.

TT-72492-M1- 1A

CEQA: ENV-2013-3411-MND

Related Cases: ZA-2014-2139-ZAA;
ZA-2015-1369-ZAA

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

Council District: 3 - Blumenfield

Location: 19731-19737 West Stagg Street
& 7733 North Corbin Avenue

Expiration Date: 7/01/15

Appeal Status: Further Appealable to City
Council

PUBLIC HEARING

WRITTEN REQUEST TO WITHDRAW THE APPEAL RECEIVED ON JUNE 11, 2015

Proposed Project:

Modification of proposed Map layout to TT-72492-M1 to relocate to the south a portion of the private street for a maximum 16 single-family lots as shown on revised map stamp-dated March 27, 2015.

Requested Actions:

The Deputy Advisory Agency's determination letter was appealed in part to address a privacy concern of the neighboring residences fronting on the south side of Ingomar Street immediately north of the project site. The concern is due to the relocation of the private street causing Lots 11-16 of TT-72492 to be shifted north to abut the residences on the south side of Ingomar Street.

Applicant: Soheil (Sam) Navidbaksh
Representative/Expeditor: Ken Stockton Architects, Inc.

Appellant: Goerge M. Ajouri

Recommended Actions:

1. **Sustain** the findings and conditions of the Deputy Advisory Agency;
2. **Deny** the appeal;
3. **Adopt** ENV-2013-3411-MND.

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

DISCUSSION:

The Planning Staff stated that the applicant and the appellant were able to reach a consensus and the appellant submitted a letter on June 11, 2015 withdrawing his appeal. There were no speakers for this case. The Commission made a motion.

MOTION:

To adopt the staff's recommended actions.

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

Vote: 4 - 0

4. **APCSV-2014-4194-ZC-CDO-SPPA**

CEQA: ENV-2014-4195-MND

Plan Area: Reseda-West Van Nuys

Council District: 3 - Blumenfield

Location: 18840-18860 W. Sherman Way

Expiration Date: July 14, 2015

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

Community Design Overlay Plan Approval and Adjustment are final unless appealed.

PUBLIC HEARING HELD ON MAY 04, 2015

Proposed Project:

The proposed project consists of the construction and use of a 49-unit multi-family residential development and 1,344 square feet of commercial uses on an existing 36,221 square foot lot. The project will include a three-story building, not to exceed 50 feet in height, with a ground-floor level designated for the commercial uses and for parking and three levels above the ground-floor level designated for the residential units. All on-site parking will be provided in the ground-floor level with 92 spaces provided for the residential apartments and 3 spaces for the retail uses. Additionally, 57 bicycle parking spaces are provided in the proposed project pursuant to the Municipal Code requirements. The proposed development will provide 9,399 square feet of common recreational uses and open space areas.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (**ENV-2014-4195-MND**) for the above referenced Project.
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code, a **Zone Change** from the [Q]C2-1VL-CDO-RIO and [Q]P-1VL-CDO-RIO to [Q]RAS4-IVL-CDO-RIO.
3. Pursuant to Section 13.08-E.3 of the Municipal Code, a **Community Design Overlay Plan Approval** for the construction of a new 49-unit apartment building within the Reseda Central Business District Community Design Overlay District (Ordinance Nos. 176,557 and 176,558).
4. Pursuant to Section 13.17-G.3 of the Municipal Code, an **Adjustment** from the River Improvement Overlay District to permit a reduction in the minimum 10-foot landscape buffer, as established in LAMC 13.17-F.4(a), to 8 feet.

Applicant: Demitri Samaha, Reseda 18860, LLC

Representative: Athena Novak, AHN and Associates

Recommended Actions:

1. **Adopt** the Findings, including the environmental findings.
2. **Approve** and **Recommend** that the City Council certify the Mitigated Negative Declaration for the proposed project under case number ENV-2014-4195-MND;
3. **Disapprove** the requested **Zone Change** from [Q]C2-1VL-CDO-RIO and [Q]P-1VL-CDO-RIO to [Q]RAS4-1VL-CDO-RIO;
4. **Approve** and **recommend** that the City Council adopt a **Zone Change** [Q]C2-1VL-CDO-RIO and [Q]P-1-1VL-CDO-RIO to (T)(Q)RAS4-1-CDO-RIO, subject to the conditions of approval;
5. **Approve** a **Community Design Overlay Plan Approval** for the construction of a new 49-unit apartment building within the Reseda Central Business District Community Design Overlay District (Ordinance Nos. 176,557 and 176,558), subject to the conditions of approval;
6. **Approve** an **Adjustment** from the River Improvement Overlay District to permit a reduction in the minimum 10-foot landscape buffer as established in LAMC 13.17-F.4(a) to a minimum landscape buffer of 8 feet;
7. **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; and

Staff: Thomas Glick (818) 374-5062

DISCUSSION:

The Planning Staff gave a brief background on the case. The applicant's representative spoke. One general comment from the Neighborhood Council recommended seeing more commercial businesses to the project. The project architect spoke and indicated that there are last minutes changes that will add more commercial businesses to the project have been approved by the Council Office. The Council Office Representative spoke in support of the project. The City Attorney clarified few issues. The Commission closed the public comment and started deliberation.

MOTION:

To adopt the Staff recommended actions with modifications.

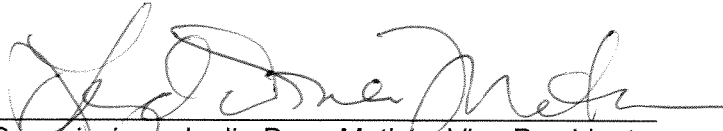
Moved: Commissioner Dierking
Seconded: Commissioner Beatty
Ayes: Commissioners Kim and Mather
Absent: Commissioner Cochran

Vote: 4 - 0

5. 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 5:40 pm.



Commissioner Lydia Drew Mather, Vice President

Randa M. Hanna, Commission Executive Assistant

Adopted: 7/23/15