

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, July 23, 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 4:35 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. Advanced Calendar – Commissioner Dierking will need to leave early on August 13th.

B. Commission Requests – none

C. Approval of minutes from June 25, 2015 and July 9, 2015

Motion: To approve the minutes from June 25, 2015 with a correction on page 4.

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

Vote: 4 – 0

Motion: To approve the minutes from July 9, 2015.

Moved: Beatty
Seconded: Dierking
Ayes: Mather
Absent: Cochran

Vote: 3 – 0

Commissioner Kim was not present on July 9, 2015.

D. Election of Officers table to the next regular meeting.

3. **DIR-2015-946-SPP-1A**

CEQA: ENV 2015-947-CE

Plan Area: Encino - Tarzana

Council District: 5 - Koretz

Expiration Date: 8/04/15

Location: 15821 West Ventura Blvd.

Appeal Status: Not Further Appealable

Proposed Project:

The installation of one (1) wall sign facing Ventura Boulevard reading "Manpower" to serve as business identification for a tenant.

Requested Actions:

An appeal of the Director of Planning's **Conditional Approval** of a Specific Plan **Project Permit Compliance**, to permit a Project Permit Compliance Review to permit the installation of one (1) wall sign facing Ventura Boulevard reading "Manpower" to serve as business identification for a tenant pursuant to Sections 11.5.7.C of the L.A.M.C.

Applicant: Manpower
Representative: Jason Shipman

Appellant: Encino Center LLC, Steven Berman

Recommended Actions:

1. **Deny the appeal;**
2. **Sustain** the Director of Planning determination of Project Permit Compliance, and adopt the Director's findings; and,
3. **Adopt** the environmental clearance, ENV 2015-947-CE

Staff: Jennifer Driver (818) 374-9916

DISCUSSION:

Planning staff stated that the applicant was seeking a continuance. The applicant, their representative, and the appellant were not present. There were no speakers. The Commission discussed whether to grant a continuance and extension of time or to proceed with the case. During the discussion, a question was raised concerning the wording of the sign and its dimensions. The City Attorney opined that exact wording for the content of the sign should not be part of the project description. The Commission made a motion.

Motion: To deny the appeal, sustain the Director of Planning's determination of Project Permit Compliance, with one modification, adopt the Director's Findings, and adopt ENV 2015-947-CE.

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

Vote: 4 - 0

4. **APCSV-2015-887-ZC**

CEQA: ENV 2015-890-MND

Plan Area: Reseda-West Van Nuys

Council District: 3 - Blumenfield

Location: 18913-18917 W. Gault Street

Expiration Date: 8/15/15

Appeal Status: Further appealable to City Council by applicant if denied

PUBLIC HEARING HELD ON JUNE 19, 2015

Proposed Project:

Demolition of three existing single-family homes and the subsequent construction, use, and maintenance of 12 single-family homes, in a small lot subdivision configuration, on a 38,280 square-foot site, consisting of two (2) parcels. Each of the proposed homes will be two (2) stories, with a maximum height of 28 feet, 10 inches, and each will provide two (2), covered, off-street automobile parking spaces.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adoption** of a proposed Mitigated Negative Declaration (ENV-2015-890-MND) for the above referenced project; and
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code, a **Zone Change** from the R1-1-RIO (Single-Family Residential) and (T)(Q)RD3-1-RIO to RD3-1-RIO (Multifamily Residential)

Applicant: Great Homes, LLC

Representative: Steve Nazemi, DHS & Associates, Inc.

Recommended Actions:

1. **Approve and Recommend** that the City Council adopt Mitigated Negative Declaration No. ENV-2015-890-MND and the Mitigation Monitoring Program;
2. **Disapprove** the Zone Change request as filed;
3. **Approve and Recommend** that the City Council adopt a **Zone Change** from R1-1-RIO and (T)(Q)RD3-1-RIO to **(T)(Q)RD3-1-RIO**, subject to the (Q) and (T) Conditions of Approval;
4. **Adopt** the Staff Findings; and
5. **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: Dan O'Donnell (818) 374-9907

DISCUSSION:

The Planning Staff addressed the Commission. The applicant's representative was present for any questions from the Commission. A question was raised concerning spot zoning that was answered by Planning Staff. There was an additional question concerning landscaping with regards to wildlife. The Commission made a motion.

Motion: To approve and recommend that the City Council adopt Mitigated Negative Declaration No. ENV-2015-890-MND and the Mitigation Monitoring Program; disapprove the Zone Change request as filed; approve and recommend that the City Council adopt a Zone Change from R1-1-RIO and (T)(Q)RD3-1-RIO to (T)(Q)RD3-1-RIO, subject to the (Q) and (T) Conditions of Approval; adopt the Staff Findings; and 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

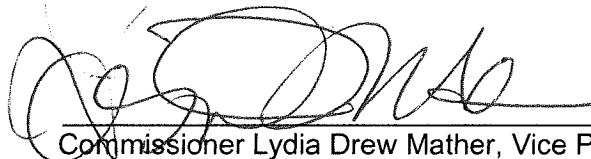
Moved: Commissioner Beatty
Seconded: Commissioner Kim
Ayes: Commissioners Dierking and Mather
Absent: Commissioner Cochran

Vote: 4 - 0

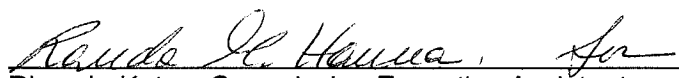
5. PUBLIC COMMENT PERIOD

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 4:50 pm.



Commissioner Lydia Drew Mather, Vice President



Rhonda Ketay, Commission Executive Assistant

Adopted: September 24, 2015