

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, September 24, 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 4:31 p.m.

Commissioners present: Rebecca Beatty, Steve Cochran, Mark Dierking, and Lydia Drew Mather.

Commissioner absent: Janny Kim

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Nothing to report

2. COMMISSION BUSINESS

A. Advanced Calendar – Commissioner Cochran will be absent on the meeting of October 8th.

B. Commission Requests – No requests at this time.

C. Approval of minutes from July 23, 2015

Motion: To approve the minutes from July 23, 2015

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

Vote: 3 – 0

Commissioner Cochran was absent at the meeting of July 23, 2015.

A. Election of Officers –

Motion: To elect Commissioner Cochran to the office of Commission President.

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

Vote: 4 - 0

Motion: To elect Commissioner Mather to the office of Commission Vice-President.

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

Vote: 4 - 0

3. ZA-2013-3866-CUB-ZV-1A

CEQA: ENV-2013-3867-MND

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

Council District: 2 - Krekorian

Location: 11280-11282 W. Ventura Blvd.

Expiration Date: 9/30/15

Appeal Status: Further Appealable

PUBLIC HEARING

Requested Actions:

An Appeal in part, of the Zoning Administrator's decision to Approve a Conditional Use authorizing the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 810 square-foot restaurant with Conditions of Approval (Conditions no. 8 & 9) which limit the requested expansion of seating/patio use and extended hours of operation. The Zoning Administrator also denied a Zone Variance to permit three required parking spaces to be provided off-site within 750 feet, by lease agreement in lieu of Covenant and Agreement. And the Zoning Administrator's decision to adopt the recommendation of the Lead Agency by adopting Mitigated Negative Declaration ENV-2013-3867-MND as the environmental clearance for this action.

Applicant: Armen Zadoyen, Z Brothers Management, Inc.
Representative: Art Rodriguez, Art Rodriguez & Associates

Appellant: Same

Recommended Actions:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the Zoning Administrator's decision and:
 - a. Approve a Conditional Use authorizing the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 810 square-foot restaurant with Conditions of Approval (Conditions no. 8 & 9) which limit the requested expansion of seating/patio use and extended hours of operation.
 - b. Deny a Zone Variance to permit three required parking spaces to be provided off-site within 750 feet, by lease agreement in lieu of Covenant and Agreement.
4. **Adopt** Mitigated Negative Declaration ENV-2013-3867-MND as the environmental clearance for this action.

Staff: Theodore Irving (213) 978-1366

DISCUSSION:

The Zoning Administrator presented the case. The applicant's representative gave a background on the project, followed by the applicant. The Commission asked clarifying questions. The Los Angeles Police Department (LAPD), Vice Unit, adamantly opposes the conditional use request, but if approved, conditions written by LAPD letter dated January 8, 2015 should be adopted. This letter was presented to the Commission at the meeting, along with a copy of the approved minutes from the Board of Studio City Neighborhood Council, dated March 19, 2015, supporting the business with conditions. The Commission closed the public comment and started deliberation.

MOTION:

Grant the appeal. Revise the findings and adding additional terms and conditions of approval.

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

Vote: 4 - 0

The City Attorney brought to the attention of the Commission that the Environmental language was omitted from the original motion. Therefore, the Commission made a motion to reconsider item No. 3.

MOTION:

Reconsider case # ZA-2013-3866-CUB-ZV-1A.

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

Vote: 4 - 0

MOTION:

Amend the original motion and to adopt Mitigated Negative Declaration ENV-2013-3867-MND as the environmental clearance for this action.

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

Vote: 4 – 0

4. ZA-2014-2731-CUB-1A

CEQA: ENV-2014-2732-CE

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

Council District: 3 - Blumenfield

Location: 4923 N. Topanga Canyon Blvd.

Expiration Date: 10/17/15

Appeal Status: Not further appealable

PUBLIC HEARING

Requested Actions:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,1, to APPROVE a Conditional Use to allow the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the [Q]C1-1VL Zone, and the decision to adopt the action of the Lead Agency in issuing Categorical Exemption ENV-2014-2732-CE as the environmental clearance for the Project.

Applicant: Mike Ignelzi, Rib Ranch Bar-B-Que
Representative: Gregory Taylor, The Taylor Group

Appellant: Sara Weinstein
Representative: Daniel Friedlander, Esq., Law Office of Daniel Friedlander

Recommended Actions:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the action of the Zoning Administrator and:
 - a. Approve a conditional use to allow the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the [Q]C 1-1VL Zone.
4. **Adopt** the recommendation of the Lead Agency, and **Approve** ENV 2014-2732-CE as the environmental clearance for this action.

Staff: Roxanne Wiles (213) 978-1914

DISCUSSION:

The Planning staff gave a brief description of the project. There were no speakers. The Commission closed the public comment and made a motion.

MOTION:

Adopt the Finding of the Zoning Administrator. Deny the appeal. Sustain the action of the Zoning Administrator. Approve ENV-2014-2732-CE as the environmental clearance for this action.

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

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 5:30 pm.



Commissioner Steve Cochran, President



Randa M. Hanna, Commission Executive Assistant

Adopted: October 22, 2015