

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, October 08, 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 4:30 p.m.

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

Commissioner absent: Steve Cochran

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Nothing to report.

2. COMMISSION BUSINESS

A. Advanced Calendar – No change

B. Commission Requests – No requests

3. [ZA-2014-1232-F-1A](#)

CEQA: ENV-2014-1233-CE

Plan Area: Encino-Tarzana

Council District: 5 - Koretz

Location: 16102 Sandy Lane

Expiration Date: 10/24/15

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-X,7, to approve a Zoning Administrator's determination to allow the continued use of a maximum 8-foot high fence located within the front, side and rear yard setback in the RE15-1 Zone, and to adopt the Categorical Exemption ENV-2014-1233-CE as the environmental clearance for this project.

Applicant: Harvey and Judy Paley
Representative: Diahanne Payne, Plans Are Us

Appellant: Same

Recommended Actions:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the Zoning Administrator's decision to:
 - a. **Approve** a Zoning Administrator's determination to allow the continued use of a maximum 8-foot high fence located within the front, side and rear yard setback in the RE15-1 Zone.
4. **Adopt** the Categorical Exemption ENV-2014-1233-CE as the environmental clearance for this project.

Staff: Jack Chiang (213) 978-3304

DISCUSSION:

The Zoning Administrator gave a brief description of the case. The applicant's attorney and his representative spoke. There were two speakers against the appeal who gave their testimonies. Rebuttal time was given. The Commission discussed the case at length and asked clarifying questions to staff.

MOTION:

Deny the appeal. Adopt the modified Conditions of Approval and Findings. Modify the fence height at front yard from 8 feet to 3 feet and 6 inches. Adopt ENV-2014-1233-CE as the environmental clearance for this project.

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

Vote: 4 - 0

4. **ZA-2013-1789-ZV-SPP-1A**

CEQA: ENV-2013-1795-ND

Plan Area: Encino-Tarzana

Council District: 3 - Blumenfield

Location: 18840 West Ventura Boulevard

Expiration Date: 10/24/15

Appeal Status: No further appeal if denied

PUBLIC HEARING

Requested Actions:

An Appeal of the Zoning Administrator's decision to approve, pursuant to Charter Section 562 and Los Angeles Municipal Code (LAMC) Section 12.27-B, a Variance from Section 12.21-A,4(d)(3) of the Municipal Code to allow 69 vehicle and eight bicycle parking spaces in lieu of 79 parking spaces otherwise required, in conjunction with the conversion of 6,000 square feet of commercial office space to medical office space within an existing 24,960 square-foot commercial/medical office building, on property located in the C2-1VL-D Zone; and to approve, pursuant to LAMC Section 11.5.7-C and Section 9 of the Ventura/Cahuenga Boulevard Corridor Specific Plan, a Project Permit Compliance Review to permit the conversion of 6,000 square feet

of office use to medical office use and the addition of eight bicycle parking spaces to be added to the existing 69 vehicle parking spaces of a surface parking lot; and to adopt Negative Declaration ENV-2013-1795-ND as the environmental clearance for this project.

Applicant: Fuad F. Rafidi, Rimal LLC
Representative: Athena Novak, AHN & Associates

Appellant: Leonard J. Shaffer

Recommended Actions:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the action of the Zoning Administrator to:
 - a. **Approve** a Variance from Section 12.21-A,4(d)(3) of the Municipal Code to allow 69 vehicle and eight bicycle parking spaces in lieu of 79 parking spaces otherwise required, in conjunction with the conversion of 6,000 square feet of commercial office space to medical office space within an existing 24,960 square-foot commercial/medical office building, on property located in the C2-1VL-D Zone; and
 - b. **Approve** a Project Permit Compliance Review to permit the conversion of 6,000 square feet of office use to medical office use and the addition of eight bicycle parking spaces to be added to the existing 69 vehicle parking spaces of a surface parking lot.
4. **Adopt** Negative Declaration ENV-2013-1795-ND as the environmental clearance for this project.

Staff: Jim Tokunaga (213) 978-1307

DISCUSSION:

The Zoning Administrator gave a background on the project. The applicant's representative spoke. The appellant, from the Tarzana Property Owners Association, spoke for the neighborhood. There were many speakers who testified in support of the project. The Commission asked questions and requested some clarifying facts from the applicant. There was one speaker, from the Tarzana Property Owner Association, in support of the appeal. The Representative from Council Office spoke in favor of the project, however, expressed the concerns of the community regarding the parking issues. He recommended reaching a compromise and finding mitigating options. Rebuttal time was given. The Commission closed public comment and discussed the option of continuing the case to the next regular meeting of October 22nd.

MOTION:

To continue the case to the next scheduled meeting of October 22, 2015.

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 6:53 pm.


Commissioner Lydia Drew Mather, Vice President


Randa M. Hanna, Commission Executive Assistant

Adopted: 11/12/15