

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, April 28, 2016
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 ON LINE AT <http://planning.lacity.org>.

The meeting was called to order by Commission President Steve Cochran, at 4:36 p.m.

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

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

The recently promoted Senior City Planner for the Valley Project Planning, Kevin Jones, introduced himself to the Commissioners and stated that Aleta James received a promotion from being a Senior City Planner to Associate Zoning Administrator. He reported that the Council adopted a motion directing the Planning Department to prepare its Short Term Rental Ordinance that talked about the Bed & Breakfast around the City. There was also a revision to the Baseline Mansionization Ordinance that should be coming through three meetings in May. The Planning and Land Use Management (PLUM) Committee is considering revisions to the Sign ordinance about digital signs in the City. A revision to the Earthquake Retrofit Ordinance was presented today at the City Planning Commission meeting.

2. COMMISSION BUSINESS

A. Advanced Calendar – Commissioner Cochran is scheduled to be absent on June 23, 2016. Commissioner Beatty is scheduled to be absent the month of May and on June 9, 2016.

B. Commission Requests – No requests

C. Approval of minutes from March 24, 2016

The Commission pointed out couple of corrections to the minutes and then made a motion to approve the minutes from March 24, 2016 as revised.

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

Vote: 4 - 0

(Commissioner Kim was absent at the meeting of March 24, 2016)

D. Training on Findings (postponed until end of meeting)

The Commission President then heard Agenda Items No. 3 and 4.

3. DIR-2015-1807-SPP-1A

CEQA: Addendum to ENV-2008-3471-EIR-ADD2; SCH No. 1990011055

Council District: 3 - Blumenfield

Expiration Date: 5/08/16

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

Appeal Status: Not Further Appealable

PUBLIC HEARING

Location: 5955 N. De Soto Avenue, Woodland Hills, CA 91367

Proposed Action:

The construction of a Multiple-Phased, Mixed-Use development:

Phase 1: The demolition of an existing 55,398 square-foot commercial building and the construction of a **seven-story mixed-use building with 170 dwelling units (including 13 Work-Live units)**, totaling 192,509 square feet of floor area, on an approximately 2.9-acre site. The building will have a maximum building height of 88 feet, 176,564 square feet of Residential Floor Area, 15,945 square feet of Non-Residential Floor Area (including 5,711 square feet for a restaurant use, and the remaining 10,234 square feet used as the work portion of the Work-Live units). A total of 164 vehicle spaces are required during this phase and 258 vehicle spaces are proposed within the subterranean, first, and second floors of the building, 83 of which may be located within a temporary surface parking lot along the western side of the site. In addition, 193 bicycle parking spaces are required and proposed. The Project requires 18,061 square feet of Publically Accessible Open Space (PAOS) and is proposing 19,094 square feet of PAOS. In addition, the Project features 14,538 square feet of private open space for building residents.

Phase 2: The removal of the temporary surface parking lot and the construction of an approximately **176,387 square-foot, nineteen-story, commercial office building** with 166,480 square feet of office space and approximately 9,907 square feet of restaurant and commercial uses, with 490 automobile parking spaces. Upon completion of the two phases, the Project will include 368,896 square feet of floor area, comprised of 176,564 square feet of Residential Floor Area and 192,332 square feet of Non-Residential Floor Area. At the completion of Phase 2, a total of 331 vehicle spaces are required and 490 vehicle spaces are proposed. In addition, at the completion of Phase 2, 254 bicycle stalls will be required and provided. At the completion of this Phase, the Project will provide 18,526 square feet of PAOS.

No signage is requested as part of this Project. Signage shall be approved under a separate application consistent with the provisions of the Warner Center Sign District (Ordinance No. 183,174; effective August 20, 2014).

Requested Action:

Appeal of the entire Director of Planning's **Conditional Approval** of a Project Permit Compliance Review pursuant to Section 11.5.7 of the LAMC and the Warner Center 2035 Plan, for the construction of a Multiple-Phased, Mixed-Use development, with 368,896 square-feet of total floor area, composed of 176,564 square-feet of Residential floor area and 192,332 square-feet of Non-Residential floor area.

APPLICANT: Brian Lezak/Majestic Asset Management, Inc.

APPELLANT: John S. Hamilton/5901 Associates, LLC.

Recommended Action:

1. **Deny** the appeal; and
2. **Sustain** the entire determination of the Director of Planning, including findings and environmental clearance, Addendum to ENV-2008-3471-EIR-ADD2.

Staff: Jennifer Driver (818) 374-9916

DISCUSSION:

The City Planner, Dan O'Donnell, gave a description on the project. The Appellant Representative spoke, followed by the Applicant's Representative. There were several speakers against the proposal, two speakers with a general comment, and one speaker from the Woodland Hills-Warner Center Neighborhood Council and PLUM Committee in support of the project. Rebuttal time was given. The Commission closed public comment; asked clarifying questions, then made a motion.

MOTION:

To deny the appeal; sustain the entire determination of the Director of Planning, including findings and environmental clearance, Addendum to ENV-2008-3471-EIR-ADD2.

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

Vote: 5 - 0

4. PUBLIC COMMENT PERIOD

There was one speaker during the general public speaking.

The meeting initially adjourned at 5:41p.m. The meeting was reopened for Agenda Item 2.D for a Training on Findings after a break. Deputy City Attorneys Amy Brothers and Parissh Knox conducted a training on the making of Quasi-Judicial Findings. The training was provided via power point and a copy of the presentation is available in the Commission office. Questions were of a general nature about the preparation of findings. No action items were heard and no action was taken.

There being no further business to come before the South Valley Area Planning Commission. The meeting adjourned at 8:00 pm.


Commissioner Steve Cochran, President


Randa M. Hanna, Commission Executive Assistant

Adopted: May 26, 2016

