

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, March 24, 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://www.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, and Lydia Drew Mather

Commissioner absent: Janny Kim

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Nothing to report.

2. COMMISSION BUSINESS

A. Advanced Calendar – Commissioner Beatty is scheduled to be absent on June 9, 2016.

B. Commission Requests – The Commission President announced that there will be a training on Findings for the South Valley Area Planning Commission that is scheduled on May 26, 2016 and wanted to make sure that all the Commissioners will be available to attend.

C. Approval of minutes from February 25, 2016

Motion: To approve the minutes from February 25, 2016.

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

Vote: 4 – 0

The Commission President took item No. 6 out of order.

6. VTT-73343-CN-1A
CEQA: ENV-2014-4930-MND
Plan Area: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3 - Blumenfield
Expiration Date: 3/24/16 Extended
Location: 5410 N. Quakertown Avenue
Appeal Status: Further Appealable

Proposed Project:

VTT-73343-CN is an approved 95 new residential condominium with 95 units and with 224 parking spaces (34 are guest spaces) and 180 bicycle spaces on a 56,100 square-foot lot. The Project includes a ministerial (by right) approval of a Density Bonus (Code Section 12.22-A.25) for 25 additional units in exchange for providing 11 units for persons with very low incomes with no on-menu or off-menu incentives.

Requested Actions:

The Deputy Advisory Agency's determination letter was appealed in its entirety to address the following key concerns: 1) Inconsistent with the City's General Plan, Land Use Element, 2) Design and improvement of the Map is inconsistent with the City's General Plan, Land Use Element, 3) The Mitigated Negative Declaration is inadequate for Aesthetics, Biological, Land Use, Noise, and Traffic.

Applicant: Woodland Hills Apartment, LLC

Representative: George Saad & Neil Brower

Appellant: Emil Moskowitz on behalf of Quakertown Neighbor's Coalition

Representative: Robert Glushon, Luna & Glushon

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the findings and conditions of the Deputy Advisory Agency with the following changes: deletion of the landscaping condition C-3.
3. **Adopt** the Mitigated Negative Declaration, approved (ENV-2014-4930-MND) and associated Mitigation Monitoring Program.

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

DISCUSSION:

The applicant's representative stated that they have been working with the appellant to come up to an agreement and is requesting the case to be moved to the meeting of April 14th and an extension of time to April 28th.

MOTION:

The Commission approved by consent the applicant's request to move the case to April 14, 2016.

3. **ZA-2015-0008-CUB-1A**
CEQA: ENV-2015-0009-CE
Related Cases: ZA-1987-0910-E,
ZA-2010-3422-CUB
Plan Area: Sherman Oaks-Studio
City-Toluca Lake-Cahuenga Pass
PUBLIC HEARING

Council District: 2 - Krekorian
Location: 11288 West Ventura Blvd., Units C & D
Expiration Date: 4/14/16 Ext.
Appeal Status: Not Further Appealable

MOVED PER THE APPLICANT'S REQUEST FROM 2/11/16

Requested Actions:

An appeal of Conditions 7c, 17, and 18 of the Zoning Administrator's decision in approving pursuant to Los Angeles Municipal Code Section 12.24-W, 1, a Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with the proposed expansion of an existing restaurant in the C2-1VL Zone; and in adopting the action of the Lead Agency in issuing a Categorical Exemption ENV-2015-0009-CE as the environmental clearance for the project.

Applicant: Jerry Greenberg, Sushi Nozawa, LLC
Representative: Valerie Sacks, Liquor License Specialists

Appellant: Same

Recommended Actions:

1. Adopt the findings of the Zoning Administrator.
2. Deny the appeal.
3. Sustain the Zoning Administrator's decision and Approve:
 - a. A Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with the proposed expansion of an existing restaurant in the C2-1VL Zone.
4. Adopt the action of the Lead Agency in issuing a Categorical Exemption ENV-2015-0009-CE as the environmental clearance for the project.

Staff: Rocky Wiles (213) 202-5464

DISCUSSION:

The Hearing Officer gave a brief description of the case and stated that the main issue of the appeal is the parking. The applicant's attorney, the applicant's representative, and the Project Manager for the project spoke. The Commission asked clarifying questions, then closed the public comment and started deliberation. Commissioner Beatty stated that the process is cumbersome and arbitrary. This could be handled more efficiently and fairly in the future.

MOTION:

Grant the appeal in part. Adopt the findings of the Zoning Administrator with amendments to Conditions No. 7-C, 17 and 18. To adopt the Categorical Exemption ENV-2015-0009-CE as the environmental clearance for the project.

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

Vote: 4 - 0

4. DIR-2013-3020-DRB-SPP-MSP-1A
CEQA: ENV-2013-3022-CE

Council District: 11 - Bonin
Expiration Date: 4/13/16
Plan: Brentwood-Pacific Palisades
Appeal Status: Not Further Appealable

PUBLIC HEARING

Location: 16930 Mulholland Drive

Proposed Action:

The construction of a new, 11,978 square-foot, single-family residence that also has a 4,096 square-foot subterranean garage, a 5,053 square-foot basement, and covered patio/porch balcony areas of 203 square feet, on a 270,201 square-foot lot. The total gross area is 21,330 square feet. The project also includes a swimming pool, retaining walls, and landscaped yard. The proposed project's maximum height is 30 feet. The project requires 7,800 cubic yards of cut and 4,500 cubic yards of fill, as well as 3,300 cubic yards of export. The project is located in the Inner Corridor, is upslope, is subject to the Baseline Hillside Ordinance and is visible from Mulholland Drive.

Requested Action:

Appeal of the Director of Planning's Conditional Approval of a Project Permit Compliance with Design Review pursuant to Section 11.5.7 C.6 of the Los Angeles Municipal Code (LAMC).

APPLICANT: Mahsa Tajbakhsh

APPELLANT: Verne Tjarks

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** Director of Planning's Conditional Approval of a Project Permit Compliance and Design Review pursuant to LAMC Section 11.5.7 and 16.50, and Section 11 of the Mulholland Scenic Parkway Specific Plan, including the environmental clearance, ENV-2013-3022-CE, and the associated findings.

Staff: Courtney Schoenwald (818) 374-9904

DISCUSSION:

The Planning staff gave a history on the case and stated how the applicant made great concessions. The applicant's representative indicated that they have been working on this project since 2013 on addressed the appellant's concerns. The appellant was not present at the hearing. The Commission closed public comment and made a motion.

MOTION:

Deny the appeal and sustain Director of Planning's Conditional Approval of a Project Permit Compliance and Design Review and of the Mulholland Scenic Parkway Specific Plan. Adopt the Findings. Found the project is exempt under Categorical Exemption, ENV-2013-3022-CE.

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

Vote: 4 - 0

5. **ZA-2014-4376-CUW-1A**
CEQA: ENV-2014-4377-MND
Plan Area: Encino-Tarzana

Council District: 3 - Blumenfield
Location: 6047 North Tampa Avenue
Expiration Date: 3/31/16
Appeal Status: Not Further Appealable

PUBLIC HEARING

Requested Actions:

An appeal of the Zoning Administrator's decision to approve, pursuant to Los Angeles Municipal Code Section 12.24-W,49, a Conditional Use to authorize the construction and maintenance of a rooftop wireless telecommunications facility on an existing commercial building with a height of 50 feet 2 inches in lieu of the 45 feet permitted in the [Q]C1.5-1VLD Zone, and to adopt Mitigated Negative Declaration No. ENV-2014-4377-MND as the environmental clearance for the project.

Applicant: Verizon Wireless, Theophilus Blackshear
Representative: Sarah Goldman, Synergy Development Services, Inc.

Appellant: Laurie E. Koff

Recommended Actions:

1. Adopt the findings of the Zoning Administrator.
2. Deny the appeal.
3. Sustain the Zoning Administrator's decision and Approve:
 - a. A Conditional Use to authorize the construction and maintenance of a rooftop wireless telecommunications facility on an existing commercial building with a height of 50 feet 2 inches in lieu of the 45 feet permitted in the [Q]C1.5-1VLD Zone
4. Adopt Mitigated Negative Declaration No. ENV-2014-4377-MND.

Staff: Maya Zaitzevsky (213) 978-1416

DISCUSSION:

The Zoning Administrator gave a brief description of the case and stated that there is a correction to Finding No. 2. The appellant spoke. The applicant's representative spoke, followed by the director of Engineering for Verizon Wireless. There was one speaker against the project from the Tarzana Neighborhood Council. Rebuttal time was given. The Commission closed public comment and made a motion.

MOTION:

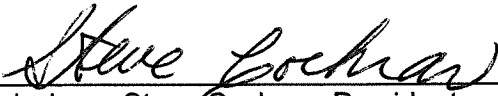
To adopt the staff's recommendation with the amended findings.

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

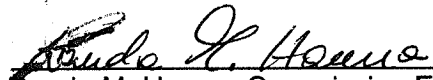
Vote: 4 - 0

7. **PUBLIC COMMENT PERIOD**

There being no further business to come before the South Valley Area Planning Commission.
The meeting adjourned at 6:06 p.m.



Commissioner Steve Cochran, President



Randa M. Hanna, Commission Executive Assistant

Adopted: April 28, 2016