

OFFICIAL MINUTES
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, September 22, 2016
Marvin Braude San Fernando 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. 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 4:32p.m.
Commissioners present: Rebecca Beatty, and Lydia Drew Mather
Commissioner absent: Mark Dierking

*Commission Executive Assistant announced the resignation of Commissioner Janny Kim.

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

There was no departmental report given by the Senior Planner.

2. COMMISSION BUSINESS

A. Advanced Calendar

There were no changes to the advance calendar. Commissioner Mather and Commissioner Cochran announced that they will not be available on November 10, 2016, therefore a quorum will not be met for that date.

B. Commission Requests

There were no commission requests.

C. Approval of minutes

The minutes were tabled until a full quorum is available.

3. NEIGHBORHOOD COUNCIL

Mr. David Garfinkle, Land Use Chair for the Tarzana Neighborhood Council, testified that a vote was taken by neighborhood council that supported the department's report on Item No. 5, with the exception of the number of units. The vote included to round-up to 14 multi-family units.

4. **ZA-2014-1230-ZAA-F-1A**
CEQA: ENV-2014-1231-CE
Plan Area: Encino-Tarzana

Council District: 5 - Koretz
Location: 16110 Sandy Lane
Expiration Date: October 16, 2016
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Requested Action:

An appeal, in part, of the Zoning Administrator's decision to deny, pursuant to Los Angeles Municipal Code (LAMC) Section 12.28, an adjustment to allow the continued use and maintenance of an existing 6-1/2 feet in height driveway gate, and an existing fence/and brick wall in the front yard with a height varying from 6.5 to 9.7 feet in the front yard and 8.11 feet in the side yard in lieu of the 3.5 feet and 6 feet maximum permitted, by LAMC Sections 12.22-C,20(f)(2) and (3) respectively in the RE15-1-H Zone; and

The Zoning Administrator's decision to approve, pursuant to LAMC Section 12.28, an adjustment to allow an existing accessory structure and deck to continue to maintain a 2- to 3-foot rear yard in lieu of the minimum 5 feet required by LAMC Section 12.21-C,5(e) in the RE15-1-H Zone, and; to approve an Adjustment to allow the construction of a new fence above an existing 3-foot brick wall on the westerly property line within the front and side yards with a maximum height of 4.5 to 6.5 feet in the front yard and side yard in lieu of the maximum height of 3-1/2 feet and 6 feet, respectively, by LAMC Sections 12.22-C,20(f)(2); and (3). Find that the project is Categorical Exempt, ENV-2014-1231-CE from the environmental review pursuant to Article III, Section 1 and Class 3, Category 6 of the City of Los Angeles CEQA Guidelines.

Applicant: Dr. and Mrs. Harvey Paley
Representative: Diahanne Payne, Plans are Us

Appellant: Benjamin Golshani

Recommended Actions:

1. **Find** that the project is Categorical Exempt, ENV-2014-1231-CE from the environmental review pursuant to Article III, Section 1 and Class 3, Category 6 of the City of Los Angeles CEQA Guidelines.
2. **Deny** the Appeal.
3. **Sustain** the Zoning Administrator's decision to deny:
 - a. an adjustment to allow the continued use and maintenance of an existing 6-1/2 feet in height driveway gate, and an existing fence/and brick wall in the front yard with a height varying from 6-1/2 to 9.7 feet in the front yard and 8.11 feet in the side yard in lieu of the 3-1/2 feet and 6 feet maximum permitted in the RE15-1-H Zone; and
 - b. the Zoning Administrator's decision to approve an adjustment to allow an existing accessory structure and deck to continue to maintain a 2- to 3-foot rear yard in lieu of the minimum 5 feet in the RE15-1-H Zone, and
 - c. an Adjustment to allow the construction of a new fence above an existing 3-foot brick wall on the westerly property line within the front and side yards with a maximum height of 4-1/2 to 6-1/2 feet in the front yard and side yard in lieu of the maximum height of 3-1/2 feet and 6 feet.
4. **Adopt** the Zoning Administrator's Findings.

Associate Zoning Administrator: Maya Zaitzevsky (818) 374-5069

Discussion:

The Zoning Administrator, Maya Zaitzevsky, gave a brief description of the project case structure and of the appeals of the original hearing held on July 15, 2016. She also provided detailed reasoning of the Zoning Administrator's decision to deny the appeal. The viewpoint of the appellant was covered in the conditions of the Zoning Administrator's report. The commission asked clarifying questions to the staff. The public comment period was opened and the commission called for the appellant to bring testimony for the appeal. The applicant was called to a present case against the appeal by providing photographs of the property in question. A retired Building and Safety inspector spoke to clarify a few issues regarding the property's height for the fence. There were a few member of the public who spoke for the appeal, and there was one person who spoke against the appeal.

Following the allowed two (2) minutes for the rebuttal time for the appellant and applicant, the commission closed the public comment period. Detail questions were asked of the planning staff, and a motion was on the floor.

Motion:

Adopt the recommended actions with the modified additional conditions

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

Vote: 3 - 0

The Commission took a short recess at 5:42p.m. The Commission President called the meeting back to order at 5:54p.m., and continued as outlined on the agenda.

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| 5. <u>APCSV-2016-1051-ZC-ZAA-BL</u>
Related Case: CPC-29811
CEQA: ENV-2016-1052-MND
Plan Area: Encino-Tarzana | Council District: 3 - Blumenfield
Location: 18535 West Burbank
Expiration Date: October 25, 2016
Appeal Status: Zone Change and Building Line Removal appealable by the Applicant if denied; Zoning Administrator's Adjustment further appealable to City Council |
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PUBLIC HEARING - AUGUST 15, 2016

Proposed Project:

The removal of the existing surface parking lot and the construction of a new 14-unit multi-family apartment structure, at a height of 43 feet in four (4) stories with 20 parking spaces on an approximate 10,729 square-foot lot.

Applicant: Richard Moss, 18535 Burbank LLC
Representative: Jody Wood, JW Expediting

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Mitigated Negative Declaration (ENV-2016-1052-MND) for the above referenced project;
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code, a **Zone Change** from the R1-1 to (Q)R3-1;

3. Pursuant to Section 12.32-R of the Los Angeles Municipal Code, a **Building Line Removal** of a 19-foot building line on the north side of Burbank Boulevard established under Ordinance No. 98921; and
4. Pursuant to Section 12.28 of the Los Angeles Municipal Code, an **Adjustment** to permit relief from the density requirements of the R3 zone to allow the project to round-up from 13.4 units to 14 units.

Recommended Action:

1. **Recommend** that the City Council approve the Mitigated Negative Declaration for the Proposed Project under Case No. **ENV-2016-1052-MND** and the associated Mitigation Monitoring Program;
2. **Approve** and **Recommend** that the City Council **adopt** a Zone Change R1-1 to (T)(Q) R3-1, subject to the Conditions of Approval;
3. **Approve** and **Recommend** that the City Council **approve** the Building Line Removal to remove a 19-foot building line on the north side of Burbank Boulevard established under Ordinance No. 98921, and
4. **Deny** the requested Zoning Administrator's Adjustment, pursuant to Section 12.28, to request an Adjustment to permit relief from the density requirements of the R3 zone to allow the project to round-up from 13.4 units to 14 units;
5. **Adopt** the Findings, including the environmental findings;
6. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that 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, and
7. **Advise** the applicant that, pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

Planning Staff: Valentina Knox-Jones (818) 374-5038

Discussion:

Planning Staff, Valentina Knox-Jones, reviewed the request made by the applicant. She presented testimony of the history of the Zone Change, and the conditions of R1-1 Zone. The Commission allowed five (5) minutes for the applicant to speak on the construction of a new 14 unit multi-family dwelling. The public comment period was opened for one member of the public to speak. Elizabeth Ene, who is the council representative for Council District 3, suggested to waive the parking requirements, and advised the applicant to compromise in some areas. Council representative stated that Councilman Blumenfeld is in support of the planning staff's recommendation report. The public comment period was closed, the Commission deliberated, and a motion was on the floor.

Motion:

1. **Recommend** that the City Council approve the Mitigated Negative Declaration for the Proposed Project under Case No. **ENV-2016-1052-MND** and the associated Mitigation Monitoring Program;
2. **Approve** and **Recommend** that the City Council **adopt** a Zone Change R1-1 to (T)(Q) R3-1, subject to the Conditions of Approval;
3. **Approve** and **Recommend** that the City Council **approve** the Building Line Removal to remove a 19-foot building line on the north side of Burbank Boulevard established under Ordinance No. 98921, and
4. **Grant**, in part, the requested Zoning Administrator's Adjustment, pursuant to Section 12.28, to request an Adjustment to permit relief from the density requirements of the R3 zone to allow the project to 14 units;

5. **Adopt** the amended Findings, including adopting the environmental clearance findings;
6. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that 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, and
7. **Advise** the applicant that, pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

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

Vote: 3 - 0

6. **DIR-2016-0721-SPP-1A**

CEQA: ENV-2016-723-CE

Plan Area: North Hollywood - Valley Village

Council District: 2 - Krekorian

Location: 11700 W. Magnolia Boulevard
 5153-5159 N. Colfax Avenue

Expiration Date: September 22, 2016

Appeal Status: Not further appealable
 to Village City Council

PUBLIC HEARING

Proposed Project:

The demolition of an automotive repair facility and the subsequent construction of a new, three-story with mezzanine, 45-foot in height, mixed-use project consisting of 19 apartment units and 1,575 square feet of commercial floor area, with 31 automotive parking spaces, including 5 guest parking spaces, and 28 bicycle parking spaces.

Applicant: Danny Kradjian, Hillock Land Co.

Appellant: Mandel M. Miller

Requested Action:

Appeal of the Director of Planning's Conditional Approval of Project Permit Compliance with the Valley Village Specific Plan, pursuant to Section 11.5.7.C.6 of the Los Angeles Municipal Code (LAMC).

Recommended Actions:

1. **Find** that the Categorical Exemption, ENV-2016-723-CE, including the supporting environmental studies is the appropriate environmental clearance, pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.
2. **Deny** the Appeal;
3. **Sustain** the Director's Determination of Conditional Approval of Project Permit Compliance with the Valley Village Specific Plan, including all the Conditions of Approval and the Findings; and

Planning Staff: Daniel O'Donnell (818) 374-9907

Discussion:

Planning Staff, Daniel O'Donnell, presented testimony of the appellant's viewpoints of the appeal regarding the environmental conditions of the demolition of an automatic facility. He recapped the case of the project concluding with his reasons for the denial of the appeal.

An opportunity was given to the appellant to present its appeal case for five (5) minutes. The applicant's representative was allowed the same allotted time to give testimony in support of the staff's report. There was one speaker from the public. The Commission called for the appellant for a two (2) minute rebuttal period. The public comment period was closed, and a motion was on the floor.

Motion:

To Grant the appeal, and overturned the Director's Determination of Conditional Approval of Project Permit Compliance.

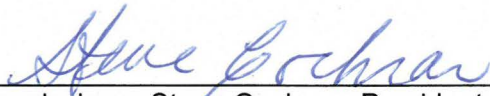
Moved:	Mather
Seconded:	Beatty
Nays:	Cochran
Absent:	Dierking

Vote: 2 – 1 Failure to Act

PUBLIC COMMENT PERIOD

There was one speaker for the public comment period.

There being no further business to come before the South Valley Area Planning Commission. The meeting adjourned at 7:05p.m.



Commissioner Steve Cochran, President
South Valley Area Planning Commission



Renee Glasco, Commission Executive Assistant I
South Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

DEC 08 2016

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**