

OFFICIAL MINUTES
CITY OF LOS ANGELES
South Valley Los Angeles Area Planning Commission Minutes
Thursday, December 8, 2016
Marvin Braude San Fernando Valley Constituent Service Center
6262 Van Nuys Boulevard, First Floor Meeting Room
Van Nuys, California 91401

MINUTES OF SOUTH VALLEY LOS ANGELES PLANNING COMMISSION HEREIN ARE REPORTED. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDINGS FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ONLINE AT www.planning.lacity.org.

The meeting was called to order by Commissioner Steve Cochran at 4:31p.m. The Commission Executive Assistant called the roll and the following commissioners were present:
Lydia Drew Mather, Rebecca Beatty, Raymond J. Bishop and Mark Dierking

1. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

Kevin Jones gave an updated report on the Baseline Hillside Mansionization Ordinance regarding the November 17, 2016, entitlement in the Valley.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

Commission President asked for case APCSV-2014-1615-ZC-ZV to be moved to January 12, 2017, because there was enough time to act without losing jurisdiction over the case.

B. Commission Requests

There were no commission requests.

C. Approval of minutes

Approval of minutes

Motion:

Approve the Minutes for September 22, 2016

Moved: Mather

Seconded: Beatty

Ayes: Cochran

Abstained: Dierking, and Bishop

Vote: 5 – 0

Motion:

Approve the minutes for October 13, 2016

Moved: Beatty

Seconded: Dierking

Ayes: Mather, and Cochran

Abstained: Bishop

Vote: 5 - 0

3. **NEIGHBORHOOD COUNCIL**

The commission called for the Neighborhood Council representative to speak on any related items listed on the agenda, and Linda Gravani, was the spokesperson for the Lake Balboa Neighborhood Council for item no. 3 on the agenda

4. **DIR-2015-4419-BSA-1A**
CEQA: N/A
Community Plan: Sherman Oaks-Studio
City-Toluca Lake-Caheunga Pass

Council District No.: 4 – Ryu
Last Day to Act: 12-26-16

PROJECT SITE: 4616 North Allott Avenue

APPEAL:

An appeal of the Director of Planning's determination to deny an appeal from the determination of the Department of Building and Safety that it did not err or abuse its discretion in its decision not to void Building Permit No. 15014-20000-02589 for a remodel and addition to a single-family dwelling; Permit No. 15030-20000-04520 to remove the swimming pool and backfill; Permit No. 15047-20000-01583 for a new swimming pool and spa; and Permit No. 15041-90000-27653 for electrical work, and to require that an environmental review be conducted for the project site.

Applicant: Valleyheart North Historic Preservation Group & H. Louise Waarna
Representative: Maria J. Mejia, Attorney

Appellant: Valleyheart North Historic Preservation Group & H. Louise Waarna

Staff: Maya Zaitzevsky, Associate Zoning Administrator
maya.zaitzevsky@lacity.org
(818) 374-5069

Motion:

1. Deny the Appeal and Sustain the Director of Planning determination to deny an appeal from the determination of the Department of Building and Safety that it did not err or nor abuse its discretion in its determination to not set aside and deem the following permits void: Permit No. 15014-20000-025889 remodel and addition to a single-family dwelling; No. 15030-20000-04520 remove the swimming pool and backfill; No. 15047-20000-01583 new swimming pool and spa; and No. 15041-90000-27653 electrical work, as they are illegal and invalid and that environmental review be conducted for the project site.
2. Adopt the Findings.
3. Adopt the technical correction as presented by planning staff

Moved: Beatty
Seconded: Bishop
Ayes: Mather, Dierking, Cochran

Vote: 5 - 0

5. **DIR-2015-3372-SPP-1A**
CEQA: ENV-2015-3373-CE
Community Plan: Canoga Park – Winnetka -
Woodland Hills – West Hills

Council District No. 3 – Blumenfield
Last Day to Act: 12-19-16

PROJECT SITE: 5371 Topanga Canyon Boulevard
(22000-22024 Ventura Boulevard)

APPEAL:

An appeal of the Director of Planning's Conditional Approval of a Project Permit Compliance pursuant to Section 11.5.7 C.6 of the Los Angeles Municipal Code for the addition to an existing 2-story restaurant and the categorical exemption as the environmental clearance for the project.

Applicant: Michael Levine, Monty's Steakhouse
Representative: Kimberlina Whettam

Appellant: Peter Fletcher, Plan R Marketing, Inc.

Staff: Courtney Schoenwald, City Planner Associate
courtney.schoenwald@lacity.org
(818) 374-9904

Motion:

1. Determine based on the whole of the administration record, the Project is exempt from CEQA pursuant to CEQA Guidelines, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guideline, Section 15300.2 applies.
2. Grant in part the Appeal, and Sustain the Director of Planning's determination regarding the Conditional Approval of a Project Permit as modified.
3. Adopt the Findings.
4. Adopt the technical correction as presented by planning staff

Moved: Dierking

Seconded: Mather

Ayes: Beatty, Bishop, and Cochran

Vote: 5 - 0

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APCSV-2016-2081-ZC

CEQA: ENV-2016-2080-MND

Community Plan: Encino - Tarzana

Council District No.: 3 - Blumenfield

Last Day to Act: 12-14-16

Appeal Status: Zone Change may be appealed by the applicant if denied

PROJECT SITE: 18367 West Hatteras Street

PROPOSED PROJECT:

The development of a new 12-unit, residential apartment building, comprised of two levels of residential uses over one level of at-grade garage parking, with a maximum height of 45 feet, located on one lot totaling 21,822 square feet in area. The proposed building will provide a total of 24 automobile parking spaces.

Applicant: David Haghnazarzadeh
Representative: Hoss Eftekhari, Hoss, William & Associates

Staff: Will Hughen, Planning Assistant
william.hughen@lacity.org
(818) 374-5049

Motion:

1. Find, pursuant to CEQA Guidelines Section 15-74(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2080-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment: Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the project; and ADOPT the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.
2. Deny the Zone Change request as filed for a Zone Change from (RA-1 to RD1.5-1)
3. Approve and recommend that the City Council approve a Zone Change from RA-1 TO (T)(Q)RD1.5-1 for the subject property, the conditions of approval.
4. 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 an necessary fees to cover the cost of such monitoring.
5. Adopt the Conditions of Approval as modified
6. Adopt the Findings as modified
7. Adopt the technical correction as presented by planning staff

Moved: Dierking

Seconded: Bishop

Ayes: Beatty, Mather, and Cochran

Vote: 5 – 0

7. **VTT-74064-SL-1A** Council District No. 2 – Krekorian
CEQA: ENV-2016-1573-MND Last Day to Act: 12-21-16
Community Plan: Sherman Oaks Studio City -
Toluca Lake - Cahuenga

PROJECT SITE: 4531, 4535, 4535 ½ and 4537 North Tujunga Avenue

APPEAL:

An appeal from the entire decision by the Deputy Advisory Agency in approving VVT-74064-SL and adopting Mitigated Negative Declaration ENV-2016-1573-MND.

Applicant: Apik Minnassian, TujungA Village, LLC
Representative: Thomas Lacobellis, Lacobellies & Associates, Inc.

Appellant: Doug Ellis and Julie Faubert

Staff: Lilian Rubio, City Planning Assistant
(213)978-1840
lilian.rubio@lacity.org

At the commission meeting, there was Hope Simon and Michaela Wilert, from WIN, as hearing impaired speech interpreter for the deaf.

Motion:

1. Find, pursuant to CEQA Guidelines Section 15-74(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-0557-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment: Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions on the project; and ADOPT the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Recommend that the City Council approve a Zone Change from RA-1-RIO to (T)R1-1-RIO;
3. Recommend that the City Council approved the Building Line Removal to remove a 28-foot Building Line along Louise Avenue, establish under Ordinance No. 111,890;
4. Adopt the Conditions of Approval as modified by the South Valley Commission; and
5. Adopt the Findings.

Moved: Dierking

Seconded: Mather

Ayes: Beatty, Bishop, and Cochran

Vote: 5 - 0

9. **TT-73869-1A** Council District: 6 - Martinez
CEQA: ENV-2016-0557-MND Last Date to Act: 12-8-16
Community Plan: Reseda-West Van Nuys
Related Case: APCSV-2016-0556-ZC-BL

PUBLIC HEARING – Continued from the October 13, 2016 Meeting

PROJECT SITE: 6643-6701 North Louise Avenue

APPEAL:

An appeal of the Deputy Advisory Agency approval, pursuant of the Los Angeles Municipal Code Section 17.03, of Tentative Tract Map No. 73869 for a maximum of eight lots and the construction of eight single family dwellings.

Applicant: Ken Marker, Rinchor Development Corp
Representative: Jody Wood, JW Expedite

Appellant: Thomas J. Riley, Andasol Community

Staff: JoJo Pewsawang, Planning Assistant
jojo.pewsawang@lacity.org
(213) 978-1214

Discussions for this case was heard simultaneously with case no. APCSV-2016-556-ZC-BL. The commission placed a motion on the floor.

ITEM NO. 10

PUBLIC COMMENT

There were no speakers for the public comment period.

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 9:10p.m.


Steve Cochran, President
South Valley Area Planning Commission


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

ADOPTED
CITY OF LOS ANGELES

AUG 10 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**