

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
March 23, 2017
Van Nuys City Hall, City Council Chambers
14410 Sylvan Street, 2nd Floor
Van Nuys, California 91401

MINUTES OF THE SOUTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE ENTIRE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT planning.lacity.org.

The meeting was called to order at 4:39 p.m. with Commissioners Cochran, Mather, Bishop, and Dierking present. Commissioner Beatty was not in attendance.

Also present were, Kevin Jones, Senior City Planner, representing the Director of Planning, Kathy Phelan and Kimberly Huangfu, Deputy City Attorneys and Renee Glasco, Commission Executive Assistant.

ITEM NO. 1

DEPARTMENTAL REPORT

Kevin Jones, Senior City Planner updated the commission on the single family zone regulation of the R1 Hillside, and the R1 Zones. He also brought to the attention to the commissioner of the annual 2016 City Planning Department Report.

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar:
There were no changes requested by the Commission.
- B. Commission Requests:
There were no requests made by Commission.

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentation given by Neighborhood Council on any related items listed on the March 23, 2017, agenda.

ITEM NO. 4

ZA-2011-2679-ELD-SPR-1A

CEQA: ENV-2011-2680-MND

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

Council District: 3 – Blumenfield

Last Day to Act: 04-11-17

PROJECT SITE: 6221 North Fallbrook Avenue

IN ATTENDANCE

Henry Chu, Associate Zoning Administrator, representing the Department; Andrew Pennington, representing the Office of Councilmember Blumenfield

MOTION:

Commissioner Mather put forth a motion to deny in part and grant in part the appeal, and modify the conditions of the staff's recommendations with amended findings. There being no second the motion failed.

Commission Bishop put forth a motion to deny the appeal and to add a conditions to the staff recommendation. There being no second the motion failed.

Commission Dierking put forth the actions below in conjunction with the approval of the following project:

The construction, use and maintenance of an Eldercare Facility containing 50 guest rooms with approximately 33,500 square-feet with no less than 75 percent of the floor area exclusive of common areas , consisting of Assisted Living Care Housing.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration No. ENV-2011-2680-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that that the project will have a significant effect on the environment; **Find** the Mitigated Negative Declaration reflects the independent judgement and analysis of the City; **Find**, the mitigation measures have been made enforceable conditions for the project; and **Adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Deny** the appeal and **sustain** the Zoning Administrator's Determination to approve an Eldercare Facility Unified (ELD) Permit granting the construction, use and maintenance of an Eldercare Facility with no less than 75-percent of the floor area, exclusive of common areas, consisting of Assisted Living Care Housing;
3. **Approve** the Site Plan Review for the construction, use a maintenance of an Eldercare Facility containing 50 guest rooms;
4. **Adopt** the Conditions of Approval and the technical correction to revise Exhibit A; and
5. **Adopt** the Findings.

Commissioner Bishop seconded motion and the vote proceeded as follows:

Moved: Dieking
Seconded: Bishop
Ayes: Cochran
Nays: Mather
Absent: Beatty
Vote: 3 – 1

MOTION PASSED

ITEM NO. 5

APCSV-2016-1520-ZC

Council District: 3 - Blumenfield

CEQA: ENV-2016-1521-MND

Plan Area: Reseda-West Van Nuys

PROJECT SITE: 7222 North Amigo Avenue

IN ATTENDANCE:

William Hughen, Planning Assistant representing the Department; Andrew Pennington, representing the Office of Councilmember Blumenfield

MOTION

Commissioner Dierking put for the actions below, in conjunction with the approval of the following project:

Demolition of an existing single-family dwelling and the construction, use and maintenance of a new 5-unit apartment building, comprised of two levels of residential uses over one level of at-grade garage parking, with a maximum height of 36-feet, located on one lot measuring approximately 8,000 square-feet. 11 automobile parking spaces will be provided.

1. **Find** after consideration of the whole of the administrative record, including the Mitigated Negative Declaration No. ENV-2016-1521-MND, and all comments received, with the imposition of mitigation measure, there is no substantial evidence that the project will have a significant effect on the environment; **Find** the Mitigated Negative Declaration reflects the independent judgement and analysis of the City; Adopt 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 requested Zone Change from [Q]R2-2D-CDO to R3-2D-CDO reflecting the technical correction from the staff recommendation report;
3. **Approve** and recommend that the City Council adopt a Zone Change from [Q]R2-2D-CDO to (T)(Q)R3-2D-CDO for the subject property, with conditions of approval;
4. **Adopt** the technical correction presented by staff; and
5. **Adopt** the Findings.

The motion was seconded by Commissioner Bishop, and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 6

ZA-2013-26-ZV-1A

CEQA: ENV-2013-27-MND

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

Council District: 3 - Blumenfield

Last Day to Act: 04-17-17

PROJECT SITE: 7609-7635 North Deering Avenue and 21339 Saticoy Street

IN ATTENDANCE:

Maya Zaitzevsky, Associate Zoning Administrator, representing the Planning Department;
Athena Novak, applicant's representative; Andrew Pennington, representing the Office of
Councilmember Blumenfield..

MOTION

Commissioner Dierking put forth the actions below in conjunction with the following:

The Denial of a Zone Variance for the maintenance of existing wall and roof signs of approximately 1,972 square feet and to permit signs located on a wall that is facing and is within 5 feet of an interior lot line.

1. **Find** after consideration of the whole of the administrative record, including the Mitigated Negative Declaration No. ENV-2013-27-MND ("Mitigated Negative Declaration"), 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 judgement 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. **Grant** the appeal in part, and **Deny** the appeal in part;
3. **Sustain** the Zoning Administrator's determination to deny a Variance for the maintenance of existing wall and roof signs and to permit signs located on a wall that is facing within 5-feet of an interior lot line;
4. **Sustain** the Zoning Administrator's determination to approve a Variance for the change of use from storage and paint shop to a 5,480 square-foot automotive repair shop, and to maintain 16 on-site automobile parking spaces and 16 bicycle spaces in lieu of 40 parking spaces required;
5. **Adopt** the attached Conditions of Approval as modified by the Commission, including a technical correction; and

6. **Adopt** the attached Findings as amended by the Commission.

The motion was seconded by Commissioner Mather and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 7

DIR-2016-3914-SPP-1A

CEQA: ENV-2016-3915-CE

Plan Area: Sherman Oaks-Studio City-Toluca Lake-
Cahuenga Pass

Council District: 4 – R yu

Last Day to Act: 04-03-17

PROJECT SITE: 14418 ½ Ventura Boulevard

IN ATTENDANCE:

Sarah Hounsell, City Planner representing the Department; Huey Cotton, appellant's representative; Terry Kowicz, applicant's representative.

MOTION

Commissioner Bishop put forth the actions below in conjunction with the approval of the following project:

A change of use from a deli and trade school to a single retail tenant with new parking lot configuration that includes a bicycle parking on a 4,802 square-foot lot and off-site parking.

1. **Find** the Categorical Exemption based on the whole of the administrative record, the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 21068, State CEQA Guidelines (Article 111, Section 1, AND Class 1 and Category 5);
2. **Deny** the appeal and **sustain** the action of the Planning Director's Designee by approving the removal of off-street parking;
3. **Adopt** the Conditions of Approval; and
4. **Adopt** the Findings.

The motion was seconded by Commissioner Mather, and the vote proceeded as follows:

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

Vote: 4 – 0

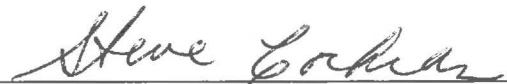
MOTION PASSED

ITEM NO. 8

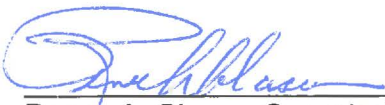
PUBLIC COMMENT

One speaker from the public requested to address the Commission.

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 8:35 p.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**