

SOUTH VALLEY AREA PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, DECEMBER 12, 2024 REGULAR MEETING
MARVIN BRAUDE SAN FERNANDO VALLEY
CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, ROOM 1B
VAN NUYS, CA 91401

MINUTES OF THE SOUTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**,” “**COMMISSIONS, BOARDS & HEARINGS**,” filter by “**SOUTH VALLEY**,” LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

The South Valley Area Planning Commission’s December 12, 2024, meeting was conducted in person at Marvin Braude San Fernando Valley Constituent Service Center, 6262 Van Nuys Boulevard, Room 1B, Van Nuys, CA 91401 and via telephone and Zoom webinar in a hybrid meeting format.

Commission Vice President Jasson Crockett called the regular meeting to order at 4:31 p.m. with Commissioners Lisa Karadjian and Lydia Mather in attendance.

Also in attendance were Kimberly Huangfu, Deputy City Attorney I; Jojo Pewsawang, Senior City Planner; Joanna Marroquin, City Planning Assistant, Adrineh Melkonian, City Planner; Commission Office Staff participation included April M. Hood, Commission Executive Assistant I, Marcos Godoy, Administrative Clerk and Tionna Simpson, Office Trainee Administrative Clerk.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Read by Jojo Pewsawang, Senior City Planner for the record on December 12, 2024.
- Kimberly Huangfu, Deputy City Attorney, had no report.
- There were no Commissioners requests.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

ZA-2020-179-CU-1A

Council District: 3 – Blumenfield

CEQA: ENV-2020-180-CE

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

PUBLIC HEARING – September 26, 2024

PROJECT SITE: 4427 North San Blas Avenue

Case continued to date certain of January 23, 2025.

ITEM NO. 6

Case No.: APCSV-2024-6332-CUB-SPPE-SPPC

Council District: 4 – Raman

CEQA: ENV-2024-6333-CE

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

PUBLIC HEARING REQUIRED

PROJECT SITE: 11612 - 11618 West Ventura Boulevard

IN ATTENDANCE:

Blake Lamb Principal City Planner, Jojo Pewsawang, Senior City Planner; and Adrineh Melkonian City Planner representing City Planning.

A Conditional Use Permit request to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 3,849-square-foot restaurant with live entertainment, 117 indoor and 26 outdoor seats. The Project is also requesting a Specific Plan Exception to permit zero on-site parking spaces in lieu of 30 spaces otherwise required by the Ventura-Cahuenga Boulevard Corridor Specific Plan. The hours of operation will be limited to 8:00 a.m. to 12:00 a.m. on Sundays through Thursdays and 8:00 a.m. to 2:00 a.m. on Fridays, Saturdays, and major holidays. The hours of operation for the outdoor dining area within the public right-of way will be limited to 8:00 a.m. to 10:00 p.m. daily. The Project also involves legalizing a change of use from retail to restaurant for an 1,864 square-foot tenant space (inclusive). The Project does not involve any exterior alterations or construction to expand the existing building.

1. Determine, based on the California Environmental Quality Act (CEQA) Guidelines, the project is exempt from CEQA pursuant to CEQA Guidelines Sections 15301 and 15303; and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines Section 15300.2 applies;

2. Approve, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant;
3. Approve, pursuant to LAMC Section 13B.4.5.A.2. of Chapter 1A, a Project Exception from the Ventura / Cahuenga Boulevard Corridor Specific Plan, to allow zero parking space in lieu of 30 parking spaces required in Section 7.F.1.c.;
4. Approve, pursuant to LAMC Section 13B.4.2. of Chapter 1A, a Project Compliance Review to permit a change of use from retail to restaurant on a 28,242 square-foot lot;
5. Adopt the attached Modified Conditions of Approval; and
6. Adopt the attached Amended Findings.

The vote proceeded as follows:

Moved: Karadjian
Second: Crocket
Ayes: Mather
Absent: Barraza, Gourdikian

Vote: 3 – 0

There being no further business before the South Valley Area Planning Commission, President Barraza adjourned the meeting at 5:50 p.m.



April M. Hood, Commission Executive Assistant I
South Valley Area Planning Commission

Vanessa Barraza, President
South Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

JAN 23 2025

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**