

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
May 10, 2018
Marvin Braude San Fernando Valley Constituent Service Center
6262 Van Nuys Boulevard, First Floor Meeting Room
Van Nuys, California 91401

MINUTES OF THE NORTH 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 4:35 p.m. with Commissioners Mather, Beatty, Bishop, Dierking and Menedjian were present.

Also present were Michelle Levy, Senior City Planner, representing the Director of Planning, Parissh Knox, Deputy City Attorney, Jason Wong, Commissioner Executive Assistant, Rafael Vega, Administrative Clerk and Rocky Wiles, Commission Office Manager.

ITEM NO. 1

DEPARTMENTAL REPORT AND COMMISSION BUSINESS

Michelle Levy, Senior City Planner presented a brief report on the following items of interest:

- The Department is conducting training for the Design Review Board members starting tomorrow in Van Nuys. There are approximately 91 Board Members.
- The Southeast Valley Community Plan is kicking off.
- The Southwest Valley Community Plan has been under way for approximately one year.
- The Department gave a report to the Planning and Land Use Management Committee on sensitive uses near freeways.

Advanced Calendar:

There were no changes to the advanced calendar

Commission Requests:

There were no requests made by the Commission.

Approval of the Minutes:

Commissioner Bishop moved to approve the Minutes for April 26, 2018. Commissioner Menedjian seconded the motion, and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations given by any Neighborhood Council representatives.

ITEM NO. 3

PUBLIC COMMENT

One member of the public addressed the Commission.

ITEM NO. 4

RECONSIDERATION

There were no items to be reconsidered under Items 4a and 4b.

ITEM NO. 5

APCSV-2016-2960-SPE-SPP

CEQA: ENV-2017-2961-MND

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

Council District: 4 - Ryu
Last Day to Act: 04-02-18
Continued From: 03-08-18

PUBLIC HEARING – Completed January 26, 2018, March 8, 2018

PROJECT SITE: 14239 - 14241 West Ventura Boulevard;
4228 West Moorpark Street;
APN 2265019020

IN ATTENDANCE:

Sarah Hounsell, City Planner and Michelle Levy, Senior City Planner representing the Department; Mikayel Israyelyan, applicant; Argineh Mailian, architect, Gary Akopian and Armen Kazanehyan applicant's representatives.

MOTION:

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

The substantial remodel of an existing two-story, 9,635 square foot commercial building with a third story, 5,277 square-foot addition for a maximum height of 35 feet 6 inches. The creation of a subterranean parking level is proposed and two existing surface parking lots to the rear of the building and site (across the alley) will also be provided. The proposed project includes a total of 54 parking spaces (including 5 vehicle lifts), 28 bicycle spaces and new landscaping.

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- ENV-2017-2961-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. Disapprove a Specific Plan Exception to permit a building height of 39 feet 6 inches in lieu of 30 feet otherwise required;
 3. Approve the following Specific Plan Exceptions:
 - a. to permit a building height of 35 feet, 6 inches in lieu of 30 feet otherwise required; and
 - b. to permit a lot coverage of 69 percent in lieu of 60 percent otherwise required;
 - c. to permit a Floor Area Ratio (FAR) of 1.49:1 in lieu of 1.0:1 otherwise required;
 4. Approve a Project Permit Compliance for the proposed development located within the Ventura/Cahuenga Boulevard Corridor Specific Plan;
 5. Adopt the Conditions of Approval as modified by the Commission; and
 6. Adopt the Findings as amended by the Commission.

Commissioner Bishop seconded the motion, and offered an amendment to allow for a Specific Plan Exception to permit a 39-foot, 6-inch height. Commissioner Derking did not accept the amendment to the motion and the vote proceeded as follows:

Moved: Dierking
Seconded: Bishop
Ayes: Dierking, Mather
Nays: Beatty, Bishop, Menedjian

Vote: 2 – 3

MOTION FAILED

MOTION:

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

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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- ENV-2017-2961-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. Disapprove Specific Plan Exception:
 - a. to permit a building height of 39 feet 6 inches in lieu of 30 feet otherwise required;
 - b. to permit a Floor Area Ratio (FAR) of 1.49:1 in lieu of 1.0:1 otherwise required;
3. Approve the following Specific Plan Exceptions:
 - a. to permit a building height of 35 feet, 6 inches in lieu of 30 feet otherwise required; and
 - b. to permit a lot coverage of 69 percent in lieu of 60 percent otherwise required;

4. Approve a Project Permit Compliance for the proposed development located within the Ventura/Cahuenga Boulevard Corridor Specific Plan;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

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

Moved: Dierking
Seconded: Mather
Nays: Beatty, Bishop, Menedjian

Vote: 2 – 3

MOTION FAILED

MOTION:

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

The substantial remodel of an existing two-story, 9,635 square foot commercial building with a third story, 5,277 square-foot addition for a maximum height of 35 feet 6 inches. The creation of a subterranean parking level is proposed and two existing surface parking lots to the rear of the building and site (across the alley) will also be provided. The proposed project includes a total of 54 parking spaces (including 5 vehicle lifts), 28 bicycle spaces and new landscaping.

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- ENV-2017-2961-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. Disapprove a Specific Plan Exception to permit a building height of 39 feet 6 inches in lieu of 30 feet otherwise required;
3. Approve the following Specific Plan Exceptions:
 - a. to permit a building height of 35 feet, 6 inches in lieu of 30 feet otherwise required; and
 - b. to permit a lot coverage of 69 percent in lieu of 60 percent otherwise required;
 - c. to permit a Floor Area Ratio (FAR) of 1.49:1 in lieu of 1.0:1 otherwise required;
4. Approve a Project Permit Compliance for the proposed development located within the Ventura/Cahuenga Boulevard Corridor Specific Plan;
5. Adopt the Conditions of Approval as modified by the Commission; and
6. Adopt the Findings as amended by the Commission.

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

Moved: Dierking
Seconded: Mather
Ayes: Beatty, Bishop
Nays: Menedjian

Vote: 4 – 1

MOTION PASSED

ITEM NO. 6

DIR-2017-2253-DRB-SPP-MSP-1A

CEQA: ENV-2017-2252-CE

Plan Area: Hollywood

Council District: 4 - Ryu

Last Day to Act: 05-13-18

PUBLIC HEARING HELD

PROJECT SITE: 2835 North Westbrook Avenue

IN ATTENDANCE:

Alycia Witzling, Planning Assistant, Courtney Schoenwald, City Planner representing the Department; Neil Brower, Jeffer Mangels Butler Mitchell LLP, applicant's representative; Alycia Lane, applicant; Jamie T. Hall, Channel Law Group, LLP, representing the Coalition to Preserve Westbrook Avenue / Woodrow Wilson.

MOTION:

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

Construction of a new first and second story including new garage area and covered patio area to an existing, 2,158 square-foot, single-family residence including an existing 531 square-foot, two-car garage. The project also includes the conversion of a garage area to the main house and 565 square feet of hardscape. This would result in a total structure of 3,400 square feet, 3,200 Residential Floor Area. The maximum height is approximately 24 feet and four (4) inches on an approximately 7,612 square-foot lot. The project is in the Mulholland Scenic Parkway Specific Plan Outer Corridor and is subject to the Baseline Hillside Ordinance. No grading is proposed or included.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Article III, Section 1, Class 3, Category 1 of the City CEQA Guidelines, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny the appeal and sustain the Director's Determination to approve the project;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings

Commissioner Menedjian seconded the motion, and the vote proceeded as follows:

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

Vote: 5 – 0

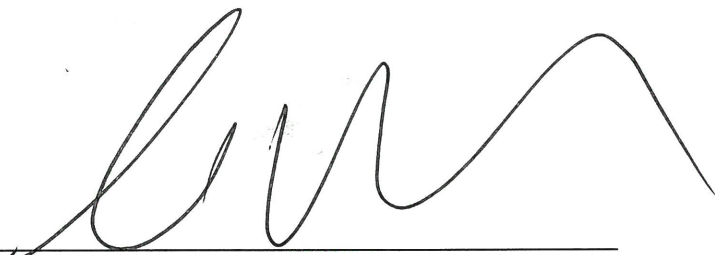
MOTION PASSED

MOTION PASSED

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 7:18 p.m.



Lydia Drew Mather, Commission President
South Valley Area Planning Commission



Jason Wong, Commission Executive Assistant
South Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

MAY 24 2018

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**