

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, May 23, 2019
Marvin Braude San Fernando Valley Constituent Service Center
6262 Van Nuys Boulevard, First Floor Meeting Room
Van Nuys, California 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: UNDER General Info, **SELECT COMMISSIONS & HEARINGS, SOUTH VALLEY, AGENDAS, LOCATE THE COMMISSION MEETING DATE AND SELECT THE AUDIO**” BUTTON.

The meeting was called to order at 4:40 p.m. with Commissioners, Bishop, Dierking, and Mather present.

Commissioners Beatty and Menedjian were not in attendance.

Also present were Christine Saponara, Senior City Planner, representing the Director of Planning, Kimberly Huangfu, Deputy City Attorney, Rafael Vega, Commission Executive Assistant, and Bianca Gonzalez, Office Trainee.

ITEM NO. 1

DEPARTMENTAL REPORT AND COMMISSION BUSINESS

- **Directors Report:** Christine Saponara, Senior City Planner, reported on the following:
 - The City Planning Commission considered a project involving the redevelopment of the Verdugo Hills Golf Course to construct a new gated community of up to 215 small lot homes. The Project will involve the preservation of a portion of the site that is designated as a Historic Cultural Monument.
 - Statistics pertaining to the South Valley Area Planning Commission are being calculated and will be presented at an upcoming meeting. Citywide Planning statistics on number of applications completed this week May 13 –17: 152; Entitlements: 41; Fiscal Year 2018-2019: 6,066; Entitlements: 1,625; Customers Served: 100,280
- **Advanced Calendar:** There were no requests from the Commission.
- **Commission Requests:** There were no requests from the Commission.
- **Approval of the Minutes:** The minutes of May 9, 2019 were postponed to the next regular meeting.

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 3

PUBLIC COMMENT

There were no speakers who addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATION

There were no items taken up for reconsideration.

ITEM NO. 5

ZA-2018-2192-CUB-1A

CEQA: ENV-2018-2193-CE

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

Council District: 2 - Krekorian
Last Day to Act: 05-26-2019

PUBLIC HEARING REQUIRED

PROJECT SITE: 4360 North Tujunga Avenue

IN ATTENDANCE:

Franklin Quon, Associate Zoning Administrator representing the Department; Evan Kaizer, Appellant; Steve Love, Appellant; Kristina Kropp, Luna & Glushon, Appellant's representative; Mark Gunsky, Applicant; Michael LoGrande, LoGrande & Co., Applicant's representative.

RE: Evan Kaizer, Appellant

MOTION

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

The sale and dispensing of beer and wine in conjunction with an existing 2,437 square-foot restaurant with four (4) outdoor patio areas totaling 2,515 square feet, with 46 indoor seats and 140 outdoor seats, for a total of 186 seats, with hours of operation from 6:00 a.m. to 11:00 p.m. daily.

1. Find, pursuant to State CEQA Guidelines, Section 15305, an exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny in part and grant in part;
3. Sustain the Zoning Administrator's determination dated February 25, 2019 to approve a Conditional Use Permit for the Project;
4. Adopt the Conditions of Approval as modified by the Commission; and
5. Adopt the Findings as amended by the Commission.

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

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

Vote: 3 – 0

MOTION PASSED

RE: Steve Love, Bakman Avenue Neighbors, Appellant
Representative: Kristina Kropp, Luna & Glushon

MOTION

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6. Find, pursuant to State CEQA Guidelines, Section 15305, an exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
7. Deny in part and grant in part;
8. Sustain the Zoning Administrator's determination dated February 25, 2019 to approve a Conditional Use Permit for the Project;
9. Adopt the Conditions of Approval as modified by the Commission; and
10. Adopt the Findings as amended by the Commission.

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

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

Vote: 3 – 0

MOTION PASSED

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 6:52 p.m.



Lydia Drew Mather, Vice President
South Valley Area Planning Commission



Rafael Vega, Commission Executive Assistant
South Valley Area Planning Commission

ADOPTED

CITY OF LOS ANGELES

JUL 11 2019

CITY PLANNING DEPARTMENT
COMMISSION OFFICE