

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, February 11, 2016
Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard, First Floor Meeting Room
Van Nuys, California 91401

MINUTES OF SOUTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President Steve Cochran, at 4:33 p.m.

Commissioners present: Rebecca Beatty, Steve Cochran, Mark Dierking, and Lydia Drew Mather

Commissioner absent: Janny Kim

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Aleta James, Senior Planner, announced that Mr. Vince Bertoni's appointment as the Director of City Planning was approved and confirmed at City Council.

2. COMMISSION BUSINESS

A. Advanced Calendar – Commissioner Beatty is scheduled to be absent on May 12, 2016.

B. Commission Requests – No requests at this time.

C. Approval of minutes from January 14, 2016

Motion: To approve the minutes from January 14, 2016.

Moved: Commissioner Mather
Seconded: Commissioner Beatty
Ayes: Commissioners Dierking and Cochran
Absent: Commissioner Kim

Vote: 4 - 0

3. **ZA-2015-0008-CUB-1A**
CEQA: ENV-2015-0009-CE
Related Cases: ZA-1987-0910-E,
ZA-2010-3422-CUB
Plan Area: Sherman Oaks-Studio
City-Toluca Lake-Cahuenga Pass

Council District: 2 - Krekorian
Location: 11288 West Ventura Blvd., Units C & D
Expiration Date: 3/02/16
Appeal Status: Not Further Appealable

PUBLIC HEARING

Requested Actions:

An appeal of Conditions 7c, 17, and 18 of the Zoning Administrator's decision in approving pursuant to Los Angeles Municipal Code Section 12.24-W, 1, a Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with the proposed expansion of an existing restaurant in the C2-1VL Zone; and in adopting the action of the Lead Agency in issuing a Categorical Exemption ENV-2015-0009-CE as the environmental clearance for the project.

Applicant: Jerry Greenberg, Sushi Nozawa, LLC
Representative: Valerie Sacks, Liquor License Specialists

Appellant: Same

Recommended Actions:

1. Adopt the findings of the Zoning Administrator.
2. Deny the appeal.
3. Sustain the Zoning Administrator's decision and Approve:
 - a. A Conditional Use Permit to allow the sale of beer and wine for on-site consumption in conjunction with the proposed expansion of an existing restaurant in the C2-1VL Zone.
4. Adopt the action of the Lead Agency in issuing a Categorical Exemption ENV-2015-0009-CE as the environmental clearance for the project.

Staff: Rocky Wiles (213) 978-1148

DISCUSSION:

The Applicant's representative is requesting an extension of time to hear the case on March 10th. The Commission President suggested to move the hearing to March 24th since there are other cases that will be heard that day. The Applicant's representative agreed to move the hearing date to March 24th and extend the expiration date of the case to April 14th.

MOTION:

To grant an extension of time to April 14, 2016 for the South Valley Area Planning Commission to act on item No. 3 at its meeting date of March 24, 2016.

Moved: Commissioner Dierking
Seconded: Commissioner Mather
Ayes: Commissioners Beatty and Cochran
Absent: Commissioner Kim

Vote: 4 - 0

4. **ZA-2014-1239-CUW-1A**
CEQA: ENV-2014-1240-MND
Plan Area: North Hollywood-
Valley Village

Council District: 2 - Krekorian
Location: 5860 North Whitsett Avenue
Expiration Date: 2/15/16
Appeal Status: Not Further Appealable

PUBLIC HEARING

Requested Actions:

An appeal of the Zoning Administrator's decision to approve pursuant to Los Angeles Municipal Code Section 12.24-W,49 a Conditional Use authorizing the installation and Maintenance of a wireless telecommunications facility with a maximum height of 45 feet on the roof of a 36-foot tall building in the R3-1 and R1-1 Zones, and to adopt Mitigated Negative Declaration No. ENV-2014-1240-MND as the environmental clearance for the project.

Applicant: Verizon Wireless, Lisa Desmond
Representative: Lisa Desmond, Delta Groups Engineering

Appellant: Mirie Mahpour

Recommended Actions:

1. Adopt the findings of the Zoning Administrator.
2. Deny the appeal.
3. Sustain the Zoning Administrator's decision to Approve:
 - a. A Conditional Use authorizing the installation and Maintenance of a wireless telecommunications facility with a maximum height of 45 feet on the roof of a 36-foot tall building in the R3-1 and R1-1 Zones.
4. Adopt Mitigated Negative Declaration No. ENV-2014-1240-MND as the environmental clearance for the project.

Staff: Jonathan Hershey (213) 978-1337

DISCUSSION:

Jack Chiang, the Zoning Administrator for this project, gave a brief description on the project. The appellant's husband requested to continue the hearing to a later date since his wife (the appellant) just gave birth and was unable to be present at the hearing. The applicant did not agree to continue the case and extend the time to act. There was one speaker against the project in addition to the appellant. The appellant's husband spoke and had clarifying questions. The applicant's husband spoke and answered many questions asked by the Commission. The Commissioners identified a lack of communication with the tenants of the building. The Commission closed the public comment and started deliberation.

MOTION:

To grant the appeal. Overturn the action of the Zoning Administrator. Adopt a finding that based on detrimental impacts to aesthetics, the Commission could not adopt the necessary findings to approve the project, specifically as to Finding No. 2 in the Staff Report. Do not Find Mitigated Negative Declaration No. 2014-1240-MND to be adequate environmental clearance for the project.

Moved: Commissioner Beatty
Seconded: Commissioner Mather
Ayes: Commissioners Dierking and Cochran
Absent: Commissioner Kim

Vote: 4 - 0

5. **PUBLIC COMMENT PERIOD**

There being no further business to come before the South Valley Area Planning Commission.
The meeting adjourned at 5:38 p.m.



Commissioner Steve Cochran, President



Randa M. Hanna, Commission Executive Assistant

Adopted: 2/25/16