

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, February 25, 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 ON LINE AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President Steve Cochran, at 4:37 p.m.

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

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Aleta James, Senior Planner, stated that the department is in the process of cleaning up the Planning Case Tracking System database to make it more efficient for use by other departments, other agencies and the public.

She announced that there will be several public forums coming up in March and April of this year in different locations regarding Recode LA to know more about the New Zoning Code.

She also stated that the proposed Dwelling Unit ordinance amending Section 14.00 of the Los Angeles Municipal Code was approved today at the City Planning Commission meeting.

2. COMMISSION BUSINESS

A. Advanced Calendar – The Commission Executive Assistant stated that so far there are no cases scheduled on March 10th. The meeting might be canceled.

B. Commission Requests – An award from the Department of Neighborhood Empowerment was presented to the Commission Vice President, Lydia Drew Mather.

Commissioner Cochran stated that he worked with Commissioner Mather for over seven years in this commission and he is a firsthand witness of her dedication to the neighborhood and the community and that he has the honor to present her with a Neighborhood Council Spirit award received from the Department of Neighborhood Empowerment. He handed her a certificate, a card and emblem.

C. Approval of minutes from February 11, 2016

Motion: To approve the minutes from February 11, 2016.

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

Vote: 4 - 0

(Commissioner Kim was absent at the meeting of February 11, 2016)

3. **APCSV-2012-3587-ZC** **Council District:** 3- Blumenfield
CEQA: ENV-2012-3586-MND **Location:** 6934 and 6936 N. Owensmouth Avenue
Plan Area: Canoga Park-Winnetka- **Expiration Date:** February 25, 2016
Woodland Hills-West Hills **Appeal Status:** Appealable by applicant if denied

PUBLIC HEARING HELD ON DECEMBER 18, 2015

Proposed Project:

Demolition of one existing single-family dwelling and the subsequent construction, use, and maintenance of a new 12-unit apartment building, comprised of three (3) levels of residential uses over one (1) level of subterranean parking, with a maximum height of 42 feet, 5 inches, located on one (1) lot totaling approximately 8,000 square feet in area. The proposed building will provide a total of 24 automobile parking spaces and 14 bicycle parking spaces. The requested entitlement is for a Zone Change from R1-1VL-RIO to RAS4-1VL-RIO, in conformance with the General Commercial land use designation of the Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan. The RAS4-1VL-RIO zoning will permit the requested development of 12 dwelling units within a building height of 42 feet, 5 inches.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adoption** of a proposed **Mitigated Negative Declaration** (ENV-2012-3586-MND), and corresponding **Mitigation Monitoring Program** (MMP), as the CEQA clearance document for the project.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 F, a **Zone Change** from R1-1VL-RIO (Single-Family Residential) to RAS4-1VL-RIO (Multi-Family Residential).

Applicant: Shahriar Rostami, Owensmouth Property, LLC
Representative: R. J. Torabi, RJ Engineering

Recommended Actions:

1. **Approve and Recommend** that the City Council adopt Mitigated Negative Declaration No. ENV-2012-3586-MND and the Mitigation Monitoring Program.
2. **Disapprove** the Zone Change request as filed.
3. **Approve and Recommend** that the City Council adopt a **Zone Change** from R1-1VL-RIO to **(T)(Q)RAS4-1VL-RIO**, subject to the (T) and (Q) Conditions of Approval.
4. **Adopt** the Findings.
5. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions are implemented and maintained throughout the life of the project, and the City may require any necessary fees to cover the cost of such monitoring.
6. **Advise** the applicant that pursuant to State Fish and Wildlife Code Section 711.4, a Fish and Wildlife and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Courtney Shum (818) 374-5058

DISCUSSION:

The Planning staff gave a brief description on the project and reported one typographical correction on page A-3, under Hearing Officer Comments: The proposed "11-unit" should be "12-unit". The applicant's representative spoke. The Council Office Representative stated that there are no issues with the project, however, recommended a couple of items to be added to the conditions to make the project more pleasing to the neighborhood. The Commission closed the public comment period and started deliberation.

MOTION:

To approve the staff report with one typographical correction. To approve the staff's recommended actions. To add condition for applicant to work with the Council Office and Planning to include additional articulation around the pedestrian entrance and additional window placements on the rear façade. To work with Council Office and LAPD on a site security plan to address security during construction. To work with Planning and the Council Office to include additional landscaping along the northerly side yard.

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

Vote: 5 - 0

4. PUBLIC COMMENT PERIOD

City Planner, Dan O'Donnell, stated that the City has begun implementing Senate Bill (SB) 743, relating to aesthetic and parking impacts under CEQA for projects located in areas served by transit. If a project is located within one-half mile of a major transit stop that is existing or planned, aesthetic and parking impacts shall not be considered a significant impact on the environment per CEQA.

There being no further business to come before the South Valley Area Planning Commission.
The meeting adjourned at 5:05 p.m.



Commissioner Steve Cochran, President



Randa M. Hanna, Commission Executive Assistant

Adopted: March 24, 2016