

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, October 22, 2015
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 4:39 p.m.

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

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Nothing to report.

2. COMMISSION BUSINESS

A. Advanced Calendar – Commissioner Dierking has a potential conflict on 11/12/15.

B. Commission Requests – No requests at this time.

C. Approval of minutes from September 24, 2015

Motion: To approve the minutes from September 24, 2015

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

Vote: 4 – 0

(Commissioner Kim was absent at the meeting of September 24, 2015).

3. [DIR-2015-938-DRB-SPP-MSP-1A](#)
CEQA: ENV-2015-0939-CE
Plan Area: Bel Air – Beverly Crest

Council District: 5 - Koretz
Expiration Date: 10/22/15 Extended
Location: 2471 Nalin Drive
Appeal Status: Not Further Appealable

Proposed Project:

The construction of a new single-family home of 1,291 square feet of calculated Residential Floor Area, with an additional 400 square-foot garage, 96 square-feet of covered patio area, and an 858 square-foot basement on a 4,194 square-foot lot. The gross total area of the project is 2,645 square feet, which adds the living area, garage area, and patio together. The project's maximum height is 29 feet and six (6) inches.

Requested Actions:

Appeal of the Director of Planning's Conditional Approval of a Project Permit Compliance with Design Review pursuant to Section 11.5.7 C.6 of the Los Angeles Municipal Code (LAMC).

Applicant: Rumen B. Petkov

Appellant: Paul and Jill Brindley

Recommended Actions:

1. **Adopt** the Director of Planning's Findings.
2. **Deny** the appeal.
3. **Sustain** the entire Determination of the Director of Planning and Approve:
 - a. Project Permit Compliance with Design Review.
4. **Adopt** ENV-2015-0939-CE as the environmental clearance for this project.

Staff: Tom Henry (818) 374-5061

DISCUSSION:

The Planning Staff stated that an abundance of written materials were submitted in a very short notice therefore the applicant is requesting that this matter be continued to the next calendar meeting of November 12, 2015.

MOTION:

To continue the case to the next scheduled meeting of November 12, 2015.

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

Vote: 5 - 0

4. [ZA-2013-1789-ZV-SPP-1A](#)
CEQA: ENV-2013-1795-ND
Plan Area: Encino-Tarzana

Council District: 3 - Blumenfield
Location: 18840 West Ventura Boulevard
Expiration Date: 10/24/15
Appeal Status: No further appeal if denied

PUBLIC HEARING

Requested Actions:

An Appeal of the Zoning Administrator's decision to approve, pursuant to Charter Section 562 and Los Angeles Municipal Code (LAMC) Section 12.27-B, a Variance from Section 12.21-A,4(d)(3) of the Municipal Code to allow 69 vehicle and eight bicycle parking spaces in lieu of 79 parking spaces otherwise required, in conjunction with the conversion of 6,000 square feet of commercial office space to medical office space within an existing 24,960 square-foot commercial/medical office building, on property located in the C2-1VL-D Zone; and to approve, pursuant to LAMC Section 11.5.7-C and Section 9 of the Ventura/Cahuenga Boulevard Corridor Specific Plan, a Project Permit Compliance Review to permit the conversion of 6,000 square feet of office use to medical office use and the addition of eight bicycle parking spaces to be added to the existing 69 vehicle parking spaces of a surface parking lot; and to adopt Negative Declaration ENV-2013-1795-ND as the environmental clearance for this project.

Applicant: Fuad F. Rafidi, Rimal LLC
Representative: Athena Novak, AHN & Associates

Appellant: Leonard J. Shaffer

Recommended Actions:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the action of the Zoning Administrator to:
 - a. **Approve** a Variance from Section 12.21-A,4(d)(3) of the Municipal Code to allow 69 vehicle and eight bicycle parking spaces in lieu of 79 parking spaces otherwise required, in conjunction with the conversion of 6,000 square feet of commercial office space to medical office space within an existing 24,960 square-foot commercial/medical office building, on property located in the C2-1VL-D Zone; and
 - b. **Approve** a Project Permit Compliance Review to permit the conversion of 6,000 square feet of office use to medical office use and the addition of eight bicycle parking spaces to be added to the existing 69 vehicle parking spaces of a surface parking lot.
4. **Adopt** Negative Declaration ENV-2013-1795-ND as the environmental clearance for this project.

Staff: Jim Tokunaga (213) 978-1307

DISCUSSION:

The Commission President indicated that he was not present at the last meeting; however, he read all the materials submitted and listened to the audio of the previous meeting of October 8, 2015, to be able to participate at the hearing. The Council Representative stated that their office met with the applicant and the appellant and came up with two compromises, 1) by adding a condition to have an on-site parking attendant; and 2) the granting of variance shall terminate after 3 years and a new authorization will be required. The appellant spoke, followed by one speaker from the Tarzana Property Owners Association supporting the appeal. Then the applicant's representative spoke. The Zoning Administrator and the City Attorney answered questions asked by the Commission regarding the Zone Variance. The Commission closed public comment and started deliberation.

MOTION:

Grant the appeal in part. Sustain the decision of the Zoning Administrator. Modify the Conditions of Approval and adding the two conditions recommended by the Council Office. Adopt Negative Declaration ENV-2013-1795-ND as the environmental clearance for this project.

Moved: Commissioner Dierking
Seconded: Commissioner Mather
Ayes: Commissioners Beatty, Kim, and Cochran
Vote: 5 - 0

5. [DIR-2014-2446-SPP-1A](#)
CEQA: ENV-2014-2444-MND
Related Case: VTT-72932-SL
Plan Area: North Hollywood/Valley Village

Council District: 2 - Krekorian
Expiration Date: 10/24/2015
Location: 11580-11594 West Riverside Drive
and 4748 – 4752 North Irvine Avenue
Appeal Status: Not Further Appealable

Proposed Project:

The construction of sixteen (16) single family dwellings, each three stories with two covered parking spaces, on an approximately 20,792.25 square-foot lot in the [Q]R3-1 zone. The proposed units are at a height of 30-feet.

Requested Actions:

An Appeal of the Director of Planning's **Conditional Approval of a Project Permit Compliance** pursuant to Section 11.5.7 C.6 of the Los Angeles Municipal Code (LAMC).

Applicant: John D. Larday c/o Frank Lawrence

Appellants: Glenn Block & Nickie Bryar; Babette Wilk; William Sindelar; Steven & Ria Brisk; Francis Pereira, Ph.D.; and Jeanne Petrone

Recommended Actions:

1. **Adopt** the Director of Planning's Findings.
2. **Deny** the appeals.
3. **Sustain** the entire Determination of the Director of Planning and **Approve:**
 - a. Project Permit Compliance.
4. **Adopt** ENV-2014-2444-MND.

Staff: Tom Henry (818) 374-5061

DISCUSSION:

The Commission heard item Nos. 5 and 6 concurrently. The Deputy Advisory Agency presented the project and stated that the Council Office is in full support of the Staff decision. The Planning Staff for case No. VTT-72932-SL-1A pointed out that there is an error in Condition # 16 of the Staff Report; it should read "left turn" not "right turn". The Planning Staff for case No. DIR-2014-2446-SPP-1A presented a brief description on the project. The appellant spoke on behalf of other appellants and the neighborhood of the Valley Village. Then several other appellants and many speakers against the project gave their testimonies. The applicant's representative and the applicant spoke and indicated that they made many concessions and they got the support of the Neighborhood Council and the Council Office. Rebuttal time was given. The Commission closed public comment and started deliberation.

MOTION:

Adopt the recommended actions. Deny the appeals. Adopt ENV-2014-2444-MND.

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

Vote: 5 - 0

6. **VTT-72932-SL-1A**
CEQA: ENV-2014-2444-MND
Related Case: DIR-2014-2446-SPP
Plan Area: North Hollywood-Valley Village

Council District: 2 - Krekorian
Expiration Date: 10/22/15 Extended
Location: 11580-11594 West Riverside Dr.
and 4748-4752 North Irvine Avenue
Appeal Status: Further Appealable to City
Council

Proposed Project:

VTT-72932-SL of an approved 16 Lots, pursuant to the Small Lot Subdivision Ordinance No. 176,354 on a 20,792 square-foot parcel.

Requested Actions:

The Deputy Advisory Agency's determination letter was appealed in its entirety to address the following key concerns: 1) Density, 2) Height, 3) Parking, 4) Yard & Passageway, 5) Access, 6) Traffic congestion, and 7) Walls

Applicant: John D. Larday c/o Frank Lawrence

Appellants: (1) Glenn Block & Nickie Bryar; (2) William Sindelar; (3) Babette Wilk; (4) Francis Pereira, Ph.D.; (5) Ria M. & Steven M. Brisk

Recommended Actions:

1. **Deny** the appeals.
2. **Sustain** the findings and conditions of the Deputy Advisory Agency.
3. **Adopt** ENV-2014-2444-MND.

Staff: Nelson R. Rodriguez (818) 374-9903

DISCUSSION:

The case was discussed with item No. 5.

MOTION:

Deny the appeals. Sustain the findings and conditions of the Deputy Advisory Agency with amendment to correct the typo in Condition No. 16. Adopt ENV-2014-2444-MND.

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

Vote: 5 - 0

7. **PUBLIC COMMENT PERIOD**

There were no speakers for public comment.

There being no further business to come before the South Valley Area Planning Commission.
The meeting adjourned at 6:15 pm.



Commissioner Steve Cochran, President



Randa M. Hanna, Commission Executive Assistant

Adopted: 11/12/15