

2015 Appeal Cases

filed by various members of community were ALL DENIED by the South Valley Planning Commission with the full support of City Council Member Paul Krekorian.

Every density bonus was approved,
changes to the zoning were approved
and changes were made to the General Plan.

1.

DIR-2014-886-SPP-SPPA-2A

CEQA: ENV-2014-887-MND

Related Case: DIR-2010-1000-SPP-SPPA

Council District: 2 - Krekorian

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

Location: 12833-12835 W. Ventura Blvd. 4218-4230 N. Coldwater Canyon Avenue (Currently known as the Sportsmen's Lodge site, Studio City)

Expiration Date: May 9, 2015

Appeal Status: Not Further Appealable

PUBLIC HEARING

Proposed Project:

Demolition of the existing Sportsmen's Lodge event/banquet facility and the subsequent construction of a new, 97,807 square-foot, mixed-use shopping center, with 24,251 square feet of restaurant space, 37,518 square feet of retail space, 30,000 square feet of health club space, and 6,038 square feet of accessory space (i.e. hallways, elevators, etc.) with 446 parking spaces.

Requested Actions:

Appeal of the Director of Planning's **Conditional Approval** of Specific Plan **Project Permit Compliance**, including shared parking approval for the 446 parking spaces, as permitted by Section 7.F.4 of the Specific Plan, and a Specific Plan **Project Permit Adjustment**, to permit the construction of a new building with a maximum height of 33 feet, in lieu of the maximum 30 feet allowed by the Specific Plan, pursuant to Sections 11.5.7.C and 11.5.7 E of the L.A.M.C.

Applicant: Richard Weintraub, Sportsmen's Lodge REW, LLC.

Appellants: Patrice Berlin, Sandy Fox, Pam Friedman, Marilyn Harris, Judy Millar, Abbie Phillips, Michael and Andrea Sher, Golan Yosef, and Ventura Boulevard Associates (c/o Midwood Investment Development/Steven Schwartz/Kevin McDonnell).

Recommended Actions:

1. **Adopt** the Director of Planning's modified findings.
2. **Grant the appeal in part** by adding additional conditions to the Director's Determination, issued on December 22, 2014, and amending Conditions A-5, A-9, A-16 and B-3.
3. **Sustain** the Director of Planning's determination of Project Permit Compliance and Project Permit Adjustment Conditional Approval.

4. **Adopt** the environmental clearance, ENV 2014-887-MND.

Staff: Jennifer Driver (818) 374-9916



This Sportsman's Lodge case is the only appeal in 2015 to be "granted". The applicant is one of Krekorian's campaign contributors.

11/07/12	Richard Weintraub (Individual) Malibu, CA 90264 Occupation: Real Estate Developer Employer: Weintraub Real Estate Group	Paul Krekorian Council Member - District 2 1318897 - Krekorian For City Council 2009-Officeholder	A - Monetary Contribution Received <i>Period: 10/01/12 to 12/31/12</i>	\$500.00
11/10/14	Richard Weintraub (Individual) Malibu, CA 90264 Occupation: Real Estate Developer Employer: Weintraub Real Estate Group	Paul Krekorian Council Member - District 2 1372814 - Krekorian for City Council 2015	A - Monetary Contribution Received <i>Period: 10/01/14 to 12/31/14 Election: 03/03/15</i>	\$700.00

2.

DIR-2014-2511-SPP-1A

CEQA: ENV-2014-2510-MND

Plan Area: North Hollywood/Valley Village

Council District: 2 - Krekorian

Location: 5258 N. Hermitage Drive

Expiration Date: 4/17/15

Appeal Status: Not Further Appealable

Proposed Project:

A new two-story, 36 feet in height, 5-unit residential condominium building with 12 ground level parking spaces on a 7,595.7 square-foot lot.

Requested Actions:

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: Joe Salem, Hermitage Enterprises LLC

Recommended Actions:

1. **Adopt** the Director of Planning's Findings.
2. **Deny** the appeal and **Sustain** the entire **Determination** of the Director of Planning and approve:
 - a. Project Permit Compliance.
3. **Adopt** ENV-2014-2510-MND.

Staff: Thomas Henry (818) 374-5061



No evidence was submitted to support the "findings" in the ENV report as having 'No Impact'.

The introduction of 12 cars that would otherwise not be there was concluded as having 'No Impact'.

3.

CPC-2015-393-GPA-ZC

CEQA: ENV-2015-394-MND

Plan Area: Van Nuys-N. Sherman Oaks

Council District: 2 – Krekorian

Expiration Date: 5-28-15

Appeal Status: ZC appealable by applicant only, if disapproved in whole or in part

PUBLIC HEARING - Completed on April 24, 2015**Location:** 14305 SHERMAN WAY; 7223 TYRONE AVENUE**Proposed Project:**

The construction of a new 38-unit apartment building, comprised of three levels of residential uses over one level of at-grade parking, with a maximum height of 45-feet, located on two lots totaling 35,129 square feet in area. The project will include 77 vehicle parking spaces and 42 bicycle parking spaces.

Requested Actions:

1. Pursuant to Section 21082.1 of the California Public Resources Code, a Mitigated Negative Declaration (ENV-2015-394-MND) for the above referenced project.
2. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment from Low Residential to Medium Residential.
3. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from R1-1 and R3-1 (One-Family Zone / Multiple-Dwelling Zone) to [T][Q]R3-1 (Multiple-Dwelling Zone).



No evidence was submitted to support the “findings” in the ENV report as having ‘No Impact’.

The introduction of 77 cars that would otherwise not be there was concluded as having ‘No Impact’.

Zoning and General Plan changes were made to accommodate this project.

4.

CPC-2015-926-DB-SPR

CEQA: ENV-2015-927-MND

Plan Area: N. Hollywood-Valley Village

Council District: 2 – Krekorian

Expiration Date: 8-10-15

Appeal Status: On-Menu Incentives are appealable to City Council

PUBLIC HEARING**Location:** 11405 – 11415 W. CHANDLER BOULEVARD**Proposed Project:**

The construction of a seven-story mixed-use building consisting of 82 rental units and 1,000 square feet of commercial space with a total of 92 parking spaces and 152 bicycle stalls on a 25,497 square-foot site in the C4-1 Zone. The project includes a 30% density bonus request to provide 19 additional units, of which 7 units will be set aside for Very Low Income Households. The applicant is requesting one On-Menu Affordable Housing Incentive to allow an increase in the FAR to 3:1; and one Off-Menu Affordable Housing Incentive to waive the required Transitional Height requirement.

Requested Actions:

1. Pursuant to the Los Angeles Municipal Code Section 12.22-A,25(c), a 30% density bonus to provide 19 additional units, of which 11% (7 units) will be set aside for Very Low Income Households. The applicant is requesting one On-Menu Affordable Housing Incentive and one Off-Menu Affordable Housing Incentive as follows:
 - a. Pursuant to LAMC Section 12.22-A,25(f), an on-menu incentive to allow an increase in the FAR to 3:1 in lieu of the maximum 1.5:1 FAR as required in LAMC Section 12.21.1-A,1.
 - b. Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu incentive to waive the required Transitional Height requirement as otherwise required in LAMC Section 12.21.1-A,10.
2. Pursuant to LAMC Section 16.05, a Site Plan Review for a project creating more than 50 residential dwelling units.
3. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the Mitigated Negative Declaration (MND) No. **ENV-2015-927-MND** for the above referenced project.



No evidence was submitted to support the “findings” in the ENV report as having ‘No Impact’.

The introduction of 92 cars that would otherwise not be there was concluded as having ‘No Impact’.

5.

APCSV-2014-3592-SPE-CU-CUB-ZV-ZAD-ZAA-SPP**CEQA:** ENV-2014-3593-MND**Plan Area:** Sherman Oaks-Studio City
Toluca Lake-Cahuenga Pass**Council District:** 2 - Krekorian**Location:** 10740-10744 W. Ventura Blvd.,
and 10812 Fruitland Drive.**Expiration Date:** May 30, 2015**Appeal Status:** Appealable to City Council**PUBLIC HEARING HELD ON MARCH 27, 2015****Proposed Project:**

Demolition of an existing 17-room motel and the subsequent construction, use, and maintenance of a 46-room, approximately 26,383 square-foot hotel, on a 24,713 square-foot site, consisting of four lots, one of which is zoned single-family residential. The proposed project will be four (4) stories over a basement parking garage, with a maximum height of 46 feet, and will provide 74 automobile parking spaces and 16 bicycle parking stalls. (Under separate application to the city's Bureau of Engineering, the project also proposes the vacation of the alley bisecting the site (VAC-E1401251)).

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adoption** of a proposed **Mitigated Negative Declaration** (ENV-2014-3593-MND) as the CEQA clearance document for the project;
2. Pursuant to Section 11.5.7.F.1 of the Los Angeles Municipal Code (LAMC), **Specific Plan Exceptions** from the following sections of the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 166,560):
 - a. Section 6.B.3, to permit a maximum building Floor Area Ratio (FAR) of 1.51:1, in lieu of the maximum permitted 1.0:1 FAR;
 - b. Section 7.A.3.c.2, to permit a reduced rear yard building setback of 15 feet adjoining a R1 zone, in lieu of the required 20 feet;
 - c. Section 7.B.2, to permit a maximum building lot area coverage of 66%, in lieu of the maximum permitted 60%;
 - d. Section 7.E.1.a.1.ii, to permit a maximum building height of 46 feet, in lieu of the maximum permitted 30 feet; and
 - e. Section 7.E.1.f, to permit a rooftop safety railing at a maximum height of 27 feet, 11 inches without a 10-foot setback from the roof perimeter, in lieu of the maximum permitted 25 feet height;
3. Pursuant to LAMC Section 12.24.W.24, a **Conditional Use Permit (CUP)** to allow development and use of a hotel within 500 feet of a residentially-zoned lot;
4. Pursuant to LAMC Section 12.24.W.27, a **Conditional Use Permit (CUZ)** to allow the proposed hotel (a Commercial Corner Development as defined in the LAMC) to operate 24 hours a day and the restaurant/bar to operate between 11 am and 2 am, and to permit tandem parking with a 24/7 valet;
5. Pursuant to LAMC Section 12.24.W.1, a **Conditional Use Permit (CUB)** to allow the sales and consumption of a full line of alcoholic beverages on-site in the approximately 1,840 square-foot restaurant located on the ground floor, and in a rooftop bar of approximately 895 square feet with an adjacent patio area of approximately 2,600 square feet;
6. Pursuant to LAMC Section 12.27, **Zone Variances** from the following sections of the LAMC:
 - a. Section 12.08.A, to permit development of a hotel (commercial use) on a single-family, residentially-zoned lot (R1), which is otherwise not permitted; and
 - b. Section 12.21.C.5(h), to permit access from a more restrictive to a less restrictive zoned lot (R1 to C2), which is otherwise not permitted;
7. Pursuant to LAMC Section 12.24.X.22, a **Zoning Administrator's Determination** to permit a building height of 43 feet within 0 feet of a residentially-zoned lot (through the requested Zone

No evidence was submitted to support the "findings" in the ENV report as having 'No Impact'.

The introduction of 74 cars that would otherwise not be there was concluded as having 'No Impact'.



Variance listed above, a portion of the proposed hotel will be constructed on a lot zoned R1), as not permitted by LAMC Section 12.21.1.A.10 (Transitional Height provision);

8. Pursuant to LAMC Section 12.28.A, a **Zoning Administrator's Adjustment** to permit a 0-foot rear yard setback in lieu of the 16-foot rear yard setback from a residentially-zoned lot, and a 6-foot side yard setback along the internal eastern property line in lieu of the 7-foot side yard setback from a residentially-zoned lot, as required by LAMC Section 12.14.C.2; and Pursuant to LAMC Section 11.5.7.C, **Specific Plan Project Permit Compliance Review** for the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 166,560)

Applicant: Studio Place, LLC

Representative: Greg Jackson, Jackson & Jackson Consulting

Recommended Actions:

1. **Adopt** the Staff Findings;
2. Pursuant to Section 15074 of the California Environmental Quality Act, that the South Valley Area Planning Commission **Review and Consider** the proposed Mitigated Negative Declaration No. ENV-2014-3593-MND, and:
 - a. **Find** that based on the whole of the record, including the initial study and comments received, there is no substantial evidence that the project will have a significant effect on the environment and that the Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis;
 - b. **Adopt** Mitigated Negative Declaration No. ENV-2014-3593-MND, located in the Marvin Braude Constituent Services Center, Room 430, 6262 Van Nuys Boulevard, Van Nuys, CA 91401, which constitutes the record of proceedings upon which this decision is based; and
 - c. **Adopt** the Mitigation Monitoring Program included therein, and which has been made a condition of approval herein, to mitigate or avoid significant environmental effects.
3. **Approve Specific Plan Exceptions** from the following sections of the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 166,560):
 - a. Section 6.B.3, to permit a maximum building Floor Area Ratio (FAR) of 1.51:1, in lieu of the maximum permitted 1.0:1 FAR;
 - b. Section 7.A.3.c.2, to permit a reduced rear yard building setback of 15 feet adjoining a R1 zone, in lieu of the required 20 feet;
 - c. Section 7.B.2, to permit a maximum building lot area coverage of 66%, in lieu of the maximum permitted 60%;
 - d. Section 7.E.1.a.1.ii, to permit a maximum building height of 46 feet, including the rooftop elevator and stairwell penthouse, in lieu of the maximum permitted 30 feet; and
 - e. Section 7.E.1.f, to permit a rooftop safety railing at a maximum height of 27 feet, 11 inches without a 10-foot setback from the roof perimeter, in lieu of the maximum permitted 25 feet height;
4. **Approve a Conditional Use Permit (CUP)** to allow development and use of a hotel within 500 feet of a residentially-zoned lot;
5. **Approve a Conditional Use Permit (CUZ)** to allow the proposed hotel (a Commercial Corner Development as defined in the LAMC) to operate 24 hours a day and the restaurant/bar to operate between 11 am and 2 am, and to permit tandem parking with a 24/7 valet;
6. **Approve a Conditional Use Permit (CUB)** to allow the sales and consumption of a full line of alcoholic beverages on-site in the approximately 1,840 square-foot restaurant located on the ground floor, in a rooftop bar of approximately 895 square feet with an adjacent patio area of approximately 2,600 square feet, and in each of the 46 guest rooms from a mini bar/refrigerator;
7. **Approve Zone Variances** from the following sections of the LAMC:
 - a. Section 12.08.A, to permit development of a hotel (commercial use) on a single-family, residentially-zoned lot (R1); and
 - b. Section 12.21.C.5(h), to permit access from a more restrictive to a less restrictive zoned lot (R1 to C2);
8. **Approve a Zoning Administrator's Determination** to permit a building height of 43 feet within 0 feet of a residentially-zoned lot (through one of the Zone Variances listed above, a portion of the proposed hotel will be constructed on a lot zoned R1), as not permitted by LAMC Section 12.21.1.A.10 (Transitional Height provision);
9. **Approve a Zoning Administrator's Adjustment** to permit a 0-foot rear yard setback in lieu of the 16-foot rear yard setback from a residentially-zoned lot, and a 6-foot side yard setback along the internal eastern property line in lieu of the 7-foot side yard setback from a residentially-zoned lot, as required by LAMC Section 12.14.C.2;
10. Approve **Specific Plan Project Permit Compliance Review** for the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 166,560);
11. **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.

Staff: Daniel O'Donnell (818) 374-9907

6.

[DIR-2014-3611-DRB-SPP-MSP-1A](#)

CEQA: ENV-2014-3612-CE

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

Council District: 2 - Krekorian

Expiration Date: 6/24/15

Location: 3619 Goodland Drive

Appeal Status: Not Further Appealable

Proposed Project:

The construction of a new 4,420 gross square-foot single-family residence that includes a 330 square-foot basement, a 400 square-foot garage, and 230 square feet of covered patio. The project has 3,460 calculated square feet (Residential Floor Area) that subtracts required covered parking, basement, and some patio area, on a 22,640 square-foot lot. The proposed project's maximum height is 24 feet and six (6) inches. The project requires 1,270 cubic yards of cut, and 1,270 cubic yards of export. The project is located in the Outer Corridor, is downslope, and is not visible from Mulholland Drive.

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: Hila Moverman

Appellant: Jon Brouse, Shelby and Jorge Haro, Michelle and Eric Allen, Jill Karrenbrock,
Scott and Maria Montoya

Recommended Actions:

1. **Adopt** the Findings.
2. **Find** project is exempt under Categorical Exemption pursuant to Los Angeles CEQA Guidelines, Article III, Section 1, Class 3, Category 1.
3. **Deny** the appeal and **sustain** Director of Planning's Conditional Approval of a Project Permit Compliance pursuant to LAMC Section 11.5.7 and Section 11 of the Mulholland Scenic Parkway Specific Plan.
4. **Deny** the appeal and **sustain** Director of Planning's Conditional Approval of Design Review pursuant to LAMC Section 16.50.

Staff: Courtney Schoenwald (818) 374-9904.

7.

DIR-2014-3613-DRB-SPP-MSP-1A

CEQA: ENV-2014-3614-CE

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

Council District: 2 - Krekorian

Expiration Date: 6/24/15

Location: 3623 Goodland Drive

Appeal Status: Not Further Appealable

Proposed Project:

The construction of a new 4,160 gross square-foot single family residence that includes a 360 square-foot basement, and a 500 square-foot garage. The project has 3,400 calculated square feet (Residential Floor Area) that subtracts required covered parking, and basement area, on a 25,404 square-foot lot. The proposed project's maximum height is 18 feet. The project requires 1,680 cubic yards of cut, and 1,680 cubic yards of export. The project is located in the Outer Corridor, is downslope, and is not visible from Mulholland Drive.

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: Hila Moverman

Appellant: Jon and Stephanie Brouse, Jeff Egert

Recommended Actions:

1. **Adopt** the Findings.
2. **Find** project is exempt under Categorical Exemption pursuant to Los Angeles CEQA Guidelines, Article III, Section 1, Class 3, Category 1.
3. **Deny** the appeal and **sustain** Director of Planning's Conditional Approval of a Project Permit Compliance pursuant to LAMC Section 11.5.7 and Section 11 of the Mulholland Scenic Parkway Specific Plan.
4. **Deny** the appeal and **sustain** Director of Planning's Conditional Approval of Design Review pursuant to LAMC Section 16.50.

Staff: Courtney Schoenwald (818) 374-9904

8.

TT-72725-CN-1A

CEQA: ENV-2014-2510-MND

Related Cases: DIR-2014-2411-SPP

Plan Area: North Hollywood-Valley Village

Council District: 2 - Krekorian

Location: 5258 North Hermitage Avenue

Expiration Date: 7/23/15

Appeal Status: Further Appealable to City Council

PUBLIC HEARING

Proposed Project:

TT-72725-CN composed on one lot to develop five new condominium units as shown on revised map stamp-dated September 4, 2014.

Requested Actions:

The Deputy Advisory Agency’s determination letter was appealed in part to address the following concerns: 1) illegal demolition causing asbestos and lead based toxins to be released, 2) high noise due to construction activity, 3) tree removal without permits (disturbance to bird nests).

Applicant: Joe Salem
Representative: Thomas Lacobellis

Recommended Actions:

1. **Sustain** the findings and conditions of the Deputy Advisory Agency;
2. **Deny** the appeal;
3. **Adopt** ENV-2014-2510-MND.

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



No evidence was submitted to support the “findings” in the ENV report as having ‘No Impact’.

Demolishing a single family residence with one car garage for 3-story 5 unit condominiums and 12 parking spaces was found as having ‘No Impact’.

9.

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



No evidence was submitted to support the “findings” in the ENV report as having ‘No Impact’.

The introduction of 32 cars that would otherwise not be there was concluded as having ‘No Impact’.

10.

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



No evidence was submitted to support the “findings” in the ENV report as having ‘No Impact’.

Demolishing three 4-unit rent-control buildings for 16 single family homes and 32 cars was found as having ‘No Impact’.

2014 Appeal Cases

filed by various members of community were ALL DENIED by the South Valley Planning Commission with the full support of City Council Member Paul Krekorian.

Every density bonus was approved,
changes to the zoning were approved
and changes were made to the General Plan.

ZA-98-0550-CUZ-ZV-PA2-1A

CEQA: ENV-2013-1782-CE

Plan: North Hollywood

Council District: 2

Location: 12517 W. Chandler Boulevard

Expiration Date: 6/23/14

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

Requested Action:

AN APPEAL of the Zoning Administrator’s decision pursuant to Section 12.24-M of the Los Angeles Municipal Code, to approve Plans authorizing a change of use for approximately 24,600 square feet of vacant land in the R1-1 and RD1.5-1 Zone classifications to an outdoor recreation area added to the abutting existing high school property approved pursuant to Case Nos. ZA 98-0550-CUZ-ZV and ZA 98-0550-CUZ-ZV-PA1 and to adopt the action of the Lead Agency in issuing the Categorical Exemption ENV-2013-1782-CE as the environmental clearance for this action. [NB]

Applicant: Valley Torah High School
Representative: Ella Thompson, Esq.

Appellant: WTST, LLC (William Silverman)
Representative: Robert L. Glushon

Recommended Actions:

1. **Deny** the appeal;
2. **Sustain** the decision of the Zoning Administrator, pursuant to Section 12.24-M of the Los Angeles Municipal Code, to approve Plans authorizing a change of use for approximately 24,600 square feet of vacant land in the R1-1 and RD1.5-1 Zone classifications to an outdoor recreation area added to the abutting existing high school property approved pursuant to Case Nos. ZA 98-0550-CUZ-ZV and ZA 98-0550-CUZ-ZV-PA1
3. **Adopt** the findings of the Zoning Administrator;
4. **Adopt** the recommendation of the Lead Agency by adopting Categorical Exemption ENV 2013-1782-CE as the environmental clearance for this action.

Staff: R. Nicolas Brown (818) 374-5069

<http://planning.lacity.org/Pdiscaseinfo/CaseId/MTkxOTky0>

No evidence was submitted to support the “findings” in the ENV report as having ‘No Impact’.



DIR-2013-3836-DRB-SPP-MSP-1A**CEQA:** ENV-2013-3837-CE**Council District:** 2**Location:** 11250 W. Canton Drive**Plan:** Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass**Expiration Date:** 6/20/14**Appeal Status:** Not further appealable
to City Council

PUBLIC HEARING

Proposed Project:

The demolition of a 2,951 single-family residence (including covered patio and porch) and the construction of a new, 4,052.5 square-foot, single family residence with a 384 square-foot garage, on a 13,177 square-foot lot. A new pool and spa will also be constructed in the back yard. The proposed project's maximum height is 27 feet six (6) inches. The project is in the Outer Corridor, downslope and not visible from Mulholland Drive.

Applicant: Shalom Rubin**Appellant:** Randall Grimmet**Requested Action:**

Appeal of the Director of Planning's Conditional Approval of Design Review and Project Permit Compliance, pursuant to Section 11.A of the Municipal Scenic Parkway Specific Plan and Section 11.5.7 of the Los Angeles Municipal Code.

Recommended Actions:

1. **Deny** the Appeal;
2. **Sustain** the determination of the Director of Planning, and adopt the findings therein, and;
3. **Adopt** the environmental clearance ENV 2013-3837-CE.

Staff: Thomas Henry (818) 374-9904

3.

CPC-2014-67-SPA

CEQA: ENV-2014-68-CE

Plan Area: North Hollywood-Valley Village

Council District: 2 - Krekorian

Expiration Date: N/A

Appeal Status: Not appealable

PUBLIC HEARING – Completed on April 25, 2014

Location: 12106,12032,34,36,38,40,42,44,48,50,52,58 WEST BURBANK BLVD. AND 5544,47,55 NORTH LAUREL CANYON BLVD, LEGALLY DESCRIBED AS PT 151 ARB 21 AND 22 OF LANKERSHIM RANCH LAND AND WATER CO., AND TRACT 5215 M.B. 57-49 LOT FR14,

Proposed Project:

Southwest corner: An amendment to the Valley Village Specific Plan boundaries (to exclude three sites from the specific plan) that would allow an application to be considered by the City to permit a drive through coffee shop, ZA-2013-3370-CU-ZV. The project is being reviewed and processed through the Office of Zoning Administration. If approved the project would be conditioned to ensure a proper integration into the community.

Requested Actions:

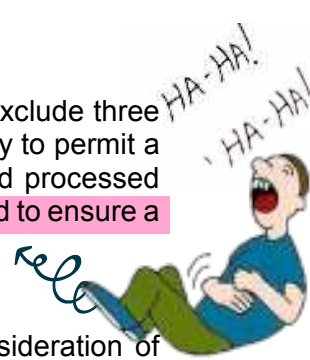
1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consideration of Categorical Exemption No. **ENV-2014-68-CE** for the above referenced project.
2. Pursuant to Section 11.5.7 G of the Municipal Code a Specific Plan Amendment to the boundaries of the Valley Village Specific Plan.

Applicant: City of Los Angeles

Recommended Actions:

1. Approve and recommend that the City Council approve the Specific Plan Amendment Boundary change, as indicated in the report.
2. Find that the project is Categorically Exempt (**ENV-2014-68-CE**).
3. Adopt the Findings.

Staff: Robert Duenas (818) 374-5072



Staff fails to provide any evidence to support the allegation this project is somehow exempt from doing any type of Environmental Report.

Project was concluded as having 'No Impact'.

Zoning and General Plan changes were made to accommodate this project.

4.

VTT-72782-SL-1A**CEQA:** ENV-2014-880-MND**Plan Area:** North Hollywood-Valley Village**Council District:** 2 - Krekorian**Location:** 5131 North Cartwright Street**Expiration Date:** 11/14/14**Appeal Status:** Further Appealable to City Council

PUBLIC HEARING

Proposed Project:

The proposed project is for the subdivision of **one-lot into eight-lots** for the construction of eight three-story 35.5-foot tall new single-family dwellings, designed in the a townhome style, with **16 parking spaces** in accordance with the City's Small Lot Subdivision Ordinance (No. 176,354) on a 12,150 net square-foot site after dedication in the RD1.5-1VL Zone.

Requested Action:

1. Pursuant to L.A.M.C. Section 17.06, an appeal of the entire decision of the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 72782-SL for a maximum of eight small lots and the construction of eight small lot single family dwellings in accordance with the Small Lot Subdivision Ordinance No. 176,354.
2. Appeal of Mitigated Negative Declaration No. ENV-2014-880-MND.

Applicant: Laron Turley - PHL NoHo Cartwright, LLC**Appellant:** Robert L. Glushon on behalf of the Cartwright Avenue Neighbors**Recommended Actions:**

1. **Deny** the Appeal;
2. **Sustain** the decision of the Deputy Advisory Agency; and
3. **Adopt** Mitigated Negative Declaration No. ENV-2014-880-MND.
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 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 Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Sarah Hounsell (818) 374-5043

No evidence was submitted to support the "findings" in the ENV report as having 'No Impact'.

The introduction of 16 cars that would otherwise not be there was concluded as having 'No Impact'.

Subdividing 1 lot into 8 lots was concluded as having 'No Impact'.



5.

DIR-2014-322-DA-1A

CEQA: ENV-2014-323-MND

Plan Area: North Hollywood-Valley Village

Council District: 2 – Krekorian

Expiration Date: 11-17-14

Appeal Status: Not further
appealable**PUBLIC HEARING****Location:** 5645 FARMDALE AVENUE**Proposed Project:**

A Housing Development Project for the construction of 44 residential units. The project is granted a 35 percent (i.e. 12-unit) Density Bonus for setting aside at least 11 percent (4-units) of its pre-density bonus units (32-units) as Very Low Income Restricted Affordable Units for a period of 30 years, and qualifies for the following two Incentives:

- a. Front Yard Setback. An incentive for a 20 percent (i.e. 3-foot) decrease in the required front yard setback, from 15-feet to 12-feet.
- b. Open Space. An incentive for a 20 percent (i.e. 1,135 square foot) decrease in the open space requirement, from 5,675 square feet to 4,540 square feet.

Requested Actions:

Appeal of the entire Director of Planning's Conditional Approval for two on-menu Density Bonus Affordable Housing Incentives pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25. Consideration of **ENV-2013-323-MND**.

Applicant: Alan Svilik, ASI Contractors
Eric Mensinger

Recommended Actions:

1. Deny the Appeal.
2. Sustain the entire Determination of the Director of Planning approving two on-menu Density Bonus Affordable Housing Incentives to allow the construction of a 44-unit residential project.
3. Adopt Mitigated Negative Declaration, **ENV-2013-323-MND**, as the Project's environmental clearance pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.

Staff: Milena Zasadzien (818) 374-5054

No evidence was submitted to support the "findings" in the ENV report as having 'No Impact'.



The loss of open space was concluded as having 'No Impact'.

6.

DIR-2014-850-DB-1A

CEQA: ENV-2014-848-CE

Plan Area: Van Nuys-North Sherman Oaks

Council District: 2 – Krekorian

Expiration Date: 12-10-14

Appeal Status: Not further
appealable**PUBLIC HEARING****Location:** 6842 – 6844 N. WOODMAN AVENUE**Proposed Project:**

A Density Bonus and Affordable Housing Incentive Review to allow the construction of 15 apartment units, 3 stories, 35 feet high, with a roof deck, having 24 vehicle parking spaces within an at-grade parking garage, including 20 long term bike parking spaces and 2 short term spaces. Of the 15 units, 14 will be market rate and 1 unit will be designated as a Very Low Income Restricted Affordable Unit. Pursuant to Section 12.22-A.25 of the Los Angeles Municipal Code, for projects that provide affordable units, a 30 percent (i.e. 4 dwelling unit) density bonus was granted for a project reserving at least 9 percent, or 1 dwelling unit, of the 11 total “base” dwelling units permitted on the site for Very Low Income tenants/owners for a period of 30 years, along with an incentive for a 20 percent decrease in the required width of the side yard, or a 5 feet side yard in lieu of the required 6 feet as allowed from the menu of density bonus incentives. Consistent with the City’s Density Bonus Ordinance, the applicant has also selected by-right Parking Option One which requires 24 parking spaces.

Requested Actions:

Appeals by two (2) separate appellants of the entire action of the of the Director of Planning’s approval of a Density Bonus application pursuant to Section 12.22-A.25 of the Los Angeles Municipal Code. Consideration of Categorical Exemption No. **ENV-2014-848-CE**.

Applicant: Yonatan Rabin
Appellant #1: Kenneth W. Miller
Appellant #2: Ramey Arnold

Recommended Actions:

1. Deny the Appeals.
2. Sustain the entire Determination of the Director of Planning approving one (1) on-menu Density Bonus Affordable Housing Incentive to allow the construction of a 15-unit residential project.
3. Accept Categorical Exemption No. **ENV-2014-848-CE**, as the Project’s environmental clearance pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.

Staff: Thomas Glick (818) 374-5062

No evidence was submitted to support the “findings” in the ENV report as having ‘No Impact’.

The introduction of 24 cars that would otherwise not be there was concluded as having ‘No Impact’.



CPC-2014-1750-GPA-ZC

CEQA: ENV-2014-1751-MND

Plan Area: Van Nuys-North Sherman Oaks

Council District: 2 – Krekorian

Expiration Date: 11-28-14

Appeal Status: Appealable to City Council; ZC appealable by applicant if disapproved in whole or in part

PUBLIC HEARING - Completed on October 20, 2014**Location:** 6724 N. ALLOTT AVENUE**Proposed Project:**

The subdivision of an existing 33,159 square foot parcel into three parcels and the construction of two (2) single family dwellings, 28 feet in height, in newly created parcel “B” and parcel “C” in conjunction with Parcel Map PMLA-2011-1236-M1. Both new dwellings will be two stories with two-car garages. The existing dwelling on parcel “A” will remain.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (**ENV-2014-1751-MND**) for the above referenced project.
2. Pursuant to Section 11. 5.6 of the Municipal Code, a General Plan Amendment from the Very Low Residential Land Use Designation to the Low Residential Land Use Designation in the Van Nuys/North Sherman Oaks Community Plan over the portion of the property that will be future parcels “B” and “C”.
3. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from R1-1 to (T)(Q)R1-1 over the portion of the property that will be future parcels “B” and “C”.

Applicant: Robert Saribekyan
Representative: Jag Narayan

Recommended Actions:

1. Adopt the Mitigated Negative Declaration (**ENV-2014-1751-MND**) for the above referenced Project.
2. Approve and recommend that the Mayor and City Council approve a General Plan Amendment from the Very Low Residential Land Use Designation to the Low Residential Land Use Designation in the Van Nuys/North Sherman Oaks Community Plan over the portion of the property that will be future parcels “B” and “C”.
3. Disapprove a Zone Change from R1-1 to (T)(Q)R1-1 over the portion of the property that will be future parcels “B” and “C”.
4. Approve and Recommend that the City Council Approve a Zone Change from R1-1 to (Q)R1-1 over the portion of the property that will be future parcels “B” and “C”.
5. Adopt the Findings.

Staff: Thomas Henry (818) 374-5061

<http://cityplanning.lacity.org/staffrpt/initialrpts/CPC-2014-1750.pdf>



No evidence was submitted to support the “findings” in the ENV report as having ‘No Impact’.

The introduction of 4 cars that would otherwise not be there was concluded as having ‘No Impact’.

Zoning and General Plan changes were made to accommodate this project.

8.

CPC-2014-1138-ZC-CU-SPR

CEQA: ENV-2014-1137-MND

Plan Area: North Hollywood-Valley Village

Council District: 2 – Krekorian

Expiration Date: 12-11-14

Appeal Status: Appealable to City Council; ZC appealable by applicant if disapproved in whole or in part

PUBLIC HEARING - Completed on September 16, 2014**Location:** 12405 - 12425 W. VICTORY BOULEVARD**Proposed Project:**

The construction, use and maintenance of a four-story 80-unit hotel on a 35,764 square-foot site in a proposed [T]RAS4-1 Zone. The new hotel will have a maximum height of approximately 51 feet, including architectural features; and provide 76 vehicular parking spaces in a one-level subterranean garage.

Requested Actions:

1. Pursuant to L.A.M.C. Section 12.32-F, a Zone Change from the [T][Q]RAS4-1 to [T]RAS4-1 to delete references to a previously approved project.
2. Pursuant to L.A.M.C. Section 12.24.W.24, a Conditional Use to allow a hotel use in the RAS4-1 Zone within 500 feet of an A or R Zone.
3. Pursuant to L.A.M.C. Section 16.05.C, Site Plan Review for a development with 50 or more guestrooms.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration No. **ENV-2014-1137-MND** for the above referenced project.

Applicant: Bhagabhai Patel
Representative: Robert Lamishaw, JPL Zoning Services

Recommended Actions:

1. Approve and Recommend that the City Council adopt the Zone Change from [T][Q]RAS4-1 to [T]RAS4-1 to permit the construction of a hotel containing 80 units, with the attached Conditions of Approval.
2. Approve the Conditional Use to permit a hotel use in the RAS4-1 Zone within 500 feet of an R Zone.
3. Approve the Site Plan Review for the development of a hotel with 80 guestrooms.
4. Adopt the Findings.
5. Adopt the Mitigated Negative Declaration No. **ENV-2014-1137-MND** for the above referenced project.
6. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that 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.
7. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Jordann Turner (213) 978-1365

No evidence was submitted to support the “findings” in the ENV report as having ‘No Impact’.

The introduction of 76 cars that would otherwise not be there was concluded as having ‘No Impact’.

Zoning and General Plan changes were made to accommodate this project.



CITY PLANNING COMMISSION

DATE: October 22, 2009
TIME: after 8:30 a.m.*
PLACE: Van Nuys City Hall
14410 Sylvan Street
Council Chamber, 2nd Floor
Van Nuys, CA 91401

CASE NO.: DIR-2008-1178-DB-SPP-1A
APPEAL- DENSITY BONUS COMPLIANCE REVIEW
CEQA: ENV-2008-1179-MND
Incidental Cases: None
Related Cases: None
Council District: 2
Plan Area: North Hollywood-Valley Village
Neighborhood Council: Valley Village
Plan Land Use: Medium Residential, High Medium Residential
Zone: R3-1, R4-1

Public Hearing Required
Expiration Date: N/A
Action is not further appealable under LAMC

PROJECT

LOCATION: 11933 Magnolia Boulevard, Valley Village

PROPOSED

PROJECT: Appealing the entire Determination of the Director of Planning in approving a Density Bonus Compliance Review to allow the construction of 146 rental apartments, of which 109 units are by-right. A density bonus of 35 percent of the 109 units allows for an additional 38 units but the project is utilizing 37 of the available bonus units. The project is setting aside 11 percent of the 109 units, for a total of 12 units reserved for Very Low Income units. The project is four stories of residential over one and half level of subterranean parking garage with 266 spaces and a residential floor area of 143,578 square feet. Pursuant to State Density Bonus law for projects that provide restricted affordable units, a 35 percent density bonus, a twelve foot - 7 inch increase in height from the menu of incentives was granted for the project. All other project elements follow the LAMC code for the R3-1 and R4-1 zone.

APPLICANT: Gary Schaffel

APPELLANT: Appeal #1: Jennifer Reed, Dale Liebowitz Neglia, Sandy Hubbard for Magnolia Tree Villas HOA, and Sarah Boulton for Weddington Plaza HOA.
Appeal #2: Members of the Board of Neighborhood Council Valley Village: Anthony J. Braswell

RECOMMENDED ACTIONS:

1. Deny the appeals.
2. Sustain the entire Determination of the Director of Planning.
3. Approve a 35 percent density bonus for a project setting aside 11 percent of its pre-density units (12 units) for Very Low Income households.
4. Approve the following incentive for a project that reserves 11 percent of its units for Very Low Income households:
 - a. Up to a 12 foot, 7 inches deviation in the height limit, for a total of 48 feet, 7 inches, in lieu of the 36 feet permitted;

No evidence was submitted to support the "findings" in the ENV report as having 'No Impact'.



The introduction of 266 cars that would otherwise not be there was concluded as having 'No Impact'.

Zoning and General Plan changes were made to accommodate this project.

2014
CITY PLANNING COMMISSION
CASES

City Planning Commission

Date: Thursday, February 27, 2014
Time: After 8:30 a.m.
Place: Van Nuys City Hall
14410 Sylvan Street
Council Chamber, 2nd Floor
Van Nuys, CA 91401

Public Hearing: Not required
Appeal Status: Not further appealable under LAMC
Expiration Date: March 10, 2014
Approval: LAMC Section 12.22-A.25

Case No.: DIR-2012-3479-DB
Related Case: TT-72101
* (no public hearing date scheduled)
CEQA No.: ENV-2012-3478-MND
Council No.: 2 – Krekorian
Plan Area: Sherman Oaks – Studio City –
Toluca Lake – Cahuenga Pass
GPLU: Medium Residential
Zone: R3-1

Applicant: Reza Sarafzadeh
Representative: Cargill Planning

1st Appellant David A. Mintz

2nd Appellant Jeffrey Grunfeld

PROJECT LOCATION: 4600 N. Coldwater Canyon

PROPOSED PROJECT: Density Bonus Incentives for the new construction of a four-story, 45-feet in height, thirty-two (32) unit condominium building (23 by-right dwelling units plus 9 additional density bonus units) on an approximately 18,800 square foot site all over subterranean parking with sixty-two parking (62) parking spaces and thirty-five (35) bicycle parking spaces.

REQUESTED ACTION: Appeal of the Director of Planning's Conditional Approval of two Density Bonus Incentives, pursuant to Los Angeles Municipal Code (LAMC) Sections 12.22 A.25. The incentives under appeal includes 1) a 20% reduction in the required open space (4,110 square feet in lieu of 5,050 square feet) and 2) an incentive increasing the Floor Area Ratio (FAR) to 3.7:1 in lieu of 3:1 for a project that reserves at least 9 percent (2-units) of its pre-density bonus units as Very Low Income Restricted Affordable Units.

ENVIRONMENTAL FINDING

A Mitigated Negative Declaration, ENV-2012-3478-MND was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND (and incorporated into the Conditions of Approval herein), there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the Environmental Review Section of the Planning Department in Room 430, 6262 Van Nuys Boulevard.

RECOMMENDED ACTIONS:

1. Deny the appeal of the Director of Planning's conditional Approval of two Density Bonus Incentives.
2. Sustain the Determination of the Director of Planning in approving the two Density Bonus Incentives for the new construction of a four-story, 45-feet in height, thirty-two (32) unit condominium building on an approximately 18,800 square foot site all over subterranean parking with sixty-two parking (62) parking spaces and thirty-five (35) bicycle parking spaces.
3. Adopt the Mitigated Negative Declaration, approved (ENV-2012-3478-MND).

City Planning Commission

Date: November 13, 2014
Time: After 8:30 a.m.*
Place: Los Angeles City Hall
200 N. Spring Street, Rm 350
Los Angeles, CA 90012

Public Hearing: Monday, October 20, 2014
Appeal Status: General Plan Amendment is not appealable. Zone Change may be appealed by the applicant if denied.

Expiration Date: November 28, 2014

Multiple Approval: General Plan Amendment, Zone Change,

Case No.: CPC-2014-1750-GPA-ZC
CEQA No.: ENV-2014-1751-MND
Incidental Cases: None
Related Cases: AA-2011-1236-PMLA-M1
Council No.: Two (2) – Krekorian
Plan Area: Van Nuys-No. Sherman Oaks
Certified NC: Greater Valley Glen
GPLU: Very Low Residential
Zone: RE11-1, R1-1
Applicant: Robert Saribekyan
Representative: Jag Narayan

PROJECT LOCATION: 6724 N Allott Avenue

PROPOSED PROJECT: The subdivision of an existing 33,159 square foot parcel into three parcels and the construction of two (2) single family dwellings, 28 feet in height, in newly created parcel "B" and parcel "C" in conjunction with Parcel Map PMLA-2011-1236-M1. Both new dwellings will be two stories with two-car garages. The existing dwelling on parcel "A" will remain.

B. Entitlement Findings –Zone Change

Zone Change, L.A.M.C. Sec. 12.32.F: The applicant's request is in conformance with the public necessity, convenience, general welfare, and good zoning practice.

There is a well-documented demand for housing throughout the City of Los Angeles. The requested Plan Amendment to Low Residential and Zone Change to (Q)R1-1 will complete a plan and zone pattern that has existed since the 1950s, and therefore will be compatible with the use and size of existing adjacent developments.

The proposed project addresses the policies of the Community Plan by maintaining land designated for single-family development and provides high-quality single-family dwellings that are conditioned to be attractively landscaped and architecturally compatible with the surrounding residential neighborhood.

The recommended action has been made contingent upon compliance with the "(Q)" conditions which will ensure that the development is more compatible with the surrounding properties, to secure an appropriate development compliant with the General Plan, and to mitigate the potential adverse environmental effects of the subject recommended action.

C. CEQA Findings

Environmental. The Environmental Review Section of the Planning Department issued the proposed project Mitigated Negative Declaration ENV-2014-1751 -MND on October 17, 2014. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the South Valley Environmental Review Section of the Planning Department in Room 430, 6262 Van Nuys Blvd., Van Nuys.

Determination Mailing Date: AUG 05 2014

CASE: CPC-2014-67-SPA
CEQA: ENV-2014-68-CE

Location: 12106,12032,34,36,38,40,42,44,48,50,
52, 58 West Burbank Blvd.,
5544,47,55 North Laurel Canyon Blvd.
Council District: 2 - Krekorian
Plan Area: North Hollywood - Valley Village
Zone: [Q]C1-1VL, C1-1VL

Applicant: City of Los Angeles

At its meeting of June 26, 2014, the City Planning Commission took the following action:

1. Found that the project is Categorically Exempt from environmental review.
2. Approved the Specific Plan Amendment boundary change to the Valley Village Specific Plan, as indicated in the report.
3. Adopted the attached Findings.

RECOMMENDATIONS TO CITY COUNCIL:

1. Recommend that the City Council find that the project is Categorically Exempt from environmental review.
2. Recommend that the City Council approve the Specific Plan Amendment boundary change to the Valley Village Specific Plan, as indicated in the report.
3. Recommend that the City Council adopt the attached Findings.

B. CEQA Findings

1. **Environmental.** Mitigation measures are not necessary for the subject action there are no potential significant negative environmental effects associated with the action. The Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant to Article III, Section, 1, and Class 5 and Category 7 of the City of Los Angeles CEQA Guidelines.

City Planning Commission

Date:	August 27, 2015 (continued from May 28, 2015)	Case No.:	CPC-2015-393-GPA-ZC
Time:	After 8:30 a.m.*	CEQA No.:	ENV-2015-394-MND
Place:	Van Nuys City Hall 14410 Sylvan Street, Room 201 Van Nuys CA 91401	Incidental Cases:	none
		Related Cases:	none
		Council No.:	2 - Krekorian
		Plan Area:	Van Nuys – N. Sherman Oaks
Public Hearing:	April 24, 2015	Specific Plan:	None
Appeal Status:	General Plan Amendment is not appealable. Zone Change may be appealed by the applicant if denied.	Certified NC:	Van Nuys
		GPLU:	Low Residential and Medium Residential
Expiration Date:	August 27, 2015	Zone:	R1-1 and R3-1
Multiple Approval:	General Plan Amendment and Zone Change	Applicant:	Danny Kurian / Tyrone Villas at Van Nuys, LLC
		Representative:	Eric Lieberman / QES, Inc.

PROJECT

LOCATION: 14305 Sherman Way and 7223 Tyrone Avenue

PROPOSED PROJECT:

The construction of a new 38-unit apartment building, comprised of three levels of residential uses over one level of at-grade parking, with a maximum height of 45-feet, located on two lots totaling 35,129 square feet in area. The project will include 77 vehicle parking spaces and 42 bicycle parking spaces.

REQUESTED ACTION:

1. Pursuant to Section 21082.1 of the California Public Resources Code, a **Mitigated Negative Declaration** (ENV-2015-394-MND) for the above referenced project;
2. Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** from Low Residential to Medium Residential; and
3. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from R1-1 and R3-1 (One-Family Zone / Multiple-Dwelling Zone) to [T][Q]R3-1 (Multiple-Dwelling Zone).

RECOMMENDED ACTIONS:

1. **Adopt** the Mitigated Negative Declaration, ENV-2015-394-MND and accompanying Mitigation Monitoring Program (Exhibit E-1);
2. **Approve and recommend** that the City Council **approve a General Plan Amendment** to the Van Nuys – North Sherman Oaks Community Plan from Low Residential to Medium Residential for the subject property;
3. **Deny** the request as filed for a **Zone Change** from R1-1 and R3-1 to [T][Q]R3-1;
4. **Approve and recommend** that the City Council **approve a Zone Change** from R1-1 and R3-1 to [T][Q]R3-1 for the subject property, with the attached conditions of approval;
5. **Adopt** the attached Findings; and

On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND and as modified by the above referenced changes, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached modified Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the North Valley Environmental Review Section of the Planning Department in Room 430, 6262 Van Nuys Blvd., Van Nuys.

Case Filed On: 12/06/2013

Accepted for review on: 12/09/2013

Hearing Waived / Date Waived : Yes / 01/15/2014

11951 W RIVERSIDE DR 91607

Project Description: Q CLARIFICATION TO PERMIT A HEIGHT OF 33' IN LI EU OF THE PERMITTED 30' FROM THE INTERIOR SIDE OF THE LOT, SPP FOR COMPLIANCE WITH THE VALLEY VILLAGE SP

Requested Entitlement:

Q CLARIFICATION TO PERMIT A HEIGHT OF 33' IN LI EU OF THE PERMITTED 30' FROM THE INTERIOR SIDE OF THE LOT, SPP FOR COMPLIANCE WITH THE VALLEY VILLAGE SP

Applicant: SCOTT ADLER [Company:RIVERBEN VILLAS, LP]

Representative: SEAN NGUYEN [Company:EZ PERMITZ, LLC]

7 total addresses were found for this Case

Address	CNC	CD
11957 W RIVERSIDE DR , 91607	Valley Village	2
11935 W RIVERSIDE DR , 91607	Valley Village	2
11945 W RIVERSIDE DR , 91607	Valley Village	2
11951 W RIVERSIDE DR , 91607	Valley Village	2
11933 W RIVERSIDE DR , 91607	Valley Village	2
11931 W RIVERSIDE DR , 91607	Valley Village	2
11937 W RIVERSIDE DR , 91607	Valley Village	2

**“Q” CLARIFICATION
VALLEY VILLAGE SPECIFIC PLAN
PROJECT PERMIT COMPLIANCE REVIEW**

March 12, 2014

Applicant/ Owner
Scott Adler
14540 Arminta St.
Van Nuys, CA 91402

Representative
Marc Kogan
14540 Arminta
Van Nuys, CA 91402

Case No. DIR-2012-617-CLQ-SPP
CEQA: ENV-2006-4813-MND-REC
Location: 11957 Riverside
Council District: 2
Neighborhood Council: Valley Village
Community Plan Area: North Hollywood – Valley Village
Land Use Designation: Low Medium II Residential
Zone: [Q]RD1.5-1
Legal Description: Lot: 202-206; Tract: TR 8627

Approve with Conditions a Project Permit Compliance to construct 17 two-story single-family homes, with two-car garages, on a 17-lot small lot subdivision on an approximately 43,663 square-foot parcel in the R1.5-1 zone.

CEQA FINDING

The Environmental Review Section of the Planning Department issued the proposed project Mitigated Negative Declaration ENV-2006-4813-MND on July 5, 2006 and reconsidered the same on June 7, 2012. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that, with imposition of the mitigation measures described in the MND, there is no substantial evidence that the proposed project will have a significant effect on the environment. The attached modified Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis. The records upon which this decision is based are with the South Valley Environmental Review Section of the Planning Department in Room 430, 6262 Van Nuys Blvd., Van Nuys.

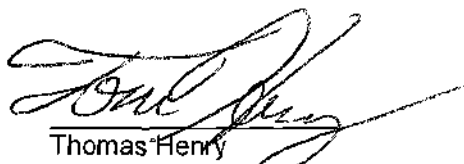
MICHAEL J. LOGRANDE
Director of Planning

APPROVED BY:



Robert Z. Dueñas
Senior City Planner

PREPARED BY:



Thomas Henry
Associate City Planner
(818) 374-5061

2013 cases

Decision Date: April 4, 2013

Appeal End Date: April 15, 2013

Riverben Villas, LP (O)
14540 Arminta Street
Van Nuys, CA 91402

EZ Permits, LLC (R)
7147 Woodley Avenue
Van Nuys, CA 91406

RE: Vesting Tentative Tract No. 65985-SL-M1
Related Case: None
11951 (11931 – 11957) Riverside Drive
North Hollywood – Valley Village Plan Area
Zone : [Q]RD1.5-1
D.M. : 168-B-165
C.D. : 2
CEQA : ENV-2006-4813-MND-REC1

- (e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

Filed 11-21-13

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
 CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT CD 2 - PAUL KREKORIAN
--	--

PROJECT TITLE ENV-2013-1444-MND	CASE NO. VTT-72257-SL
---	---------------------------------

PROJECT LOCATION
4411 North Lemp Avenue

PROJECT DESCRIPTION
 Vested Tentative Tract Map to subdivide an 8-Lot Small Lot Subdivision. The project proposes a 3-story residence approximately 39 feet in height with a 2-car attached garage for each lot and two additional guest parking spaces for the site. No haul route is requested for the site.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 HSA Real Estate Investment, LLC. and Daniel Fersht
 5330 Bluebell Avenue
 Valley Village, CA 91607


FINDING:
 The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance
 (CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
NELSON RODRIGUEZ	City Planning Associate	(818) 374-9903

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		DECEMBER 18, 2013

ENVIRONMENTAL SETTINGS:
 The property is a rectangular parcel of land totaling approximately 10,321 square feet before dedication, and having a frontage of 80 feet on the westerly side of Lemp Avenue (a designated Local street). The site is currently improved with an existing 1940's one-story residence approximately 2,362 square feet to be removed. The site is located in the R3-1 Zone with a land use designation of Medium Residential, with a corresponding R3 Zone within the Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Community Plan area. Land uses surrounding the site are generally zoned for multiple family uses towards the east, west, and south of the site. Immediately north of the site are existing single-family residences. Northwesterly of the site, approximately 500 feet away, exist Walter Reed Middle school. The site is located in a liquefaction area, and within 2.19 kilometers from the nearest Hollywood Fault.

The subject site does not have any protective trees as noted by the Tree Report dated March 28, 2013. Dispersed throughout the property are approximately 13 non-protective trees consisting of two pine trees, 4 palm trees, and a mix of Pepper, Maple, Jacaranda, Strawberry, Guava and Macadamia Nut trees all to be removed.