

Informacion en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300.

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 24, 2015, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Steve Cochran, President
Lydia Drew Mather, Vice President
Rebecca Beatty, Commissioner
Mark Dierking, Commissioner
Janny H. Kim, Commissioner

Randa Hanna, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1029

EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.

POLICY FOR DESIGNATED PUBLIC HEARING ITEM(S) NOS. 3 & 4.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.planning.lacity.org>.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenda item here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. **DEPARTMENTAL REPORT**

Items of interest:

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Approval of minutes from July 23, 2015
- D. Election of Officers

3. **[ZA-2013-3866-CUB-ZV-1A](#)**

CEQA: ENV-2013-3867-MND
Related Cases: ZA-2007-1699-CUB
& ZA-2003-6881-CUE
Plan Area: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2 - Krekorian
Location: 11280-11282 W. Ventura Blvd.
Expiration Date: 9/30/15
Appeal Status: Further Appealable

PUBLIC HEARING

Requested Actions:

An appeal of the Zoning Administrator's decision, pursuant to Charter Section 562 and Los Angeles Municipal Code (LAMC) Section 12.27-B, to DENY a variance to allow three required parking spaces to be provided off-site within 750 feet, by lease agreement in lieu of covenant and agreement; and pursuant to LAMC Section 12.24-W,1, to APPROVE a conditional use authorizing the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 810 square-foot restaurant; and to ADOPT the Mitigated Negative Declaration ENV-2013-3867-MND as the environmental clearance for the Project.

Applicant: Armen Zadoyen, Z Brothers Management, Inc.
Representative: Art Rodriquez, Art Rodriquez & Associates

Appellant: Same

Recommended Actions:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the Zoning Administrator's decision and:
 - a. Approve a Conditional Use authorizing the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing 810 square-foot restaurant with Conditions of Approval (Conditions no. 8 & 9) which limit the requested expansion of seating/patio use and extended hours of operation.
 - b. Deny a Zone Variance to permit three required parking spaces to be provided off-site within 750 feet, by lease agreement in lieu of Covenant and Agreement.

4. **Adopt** Mitigated Negative Declaration ENV-2013-3867-MND as the environmental clearance for this action.

Staff: Theodore Irving (213) 978-1366

4. [ZA-2014-2731-CUB-1A](#)

CEQA: ENV-2014-2732-CE

Plan Area: Canoga Park-Winnetka-Woodland Hills-West Hills

Council District: 3 - Blumenfield

Location: 4923 N. Topanga Canyon Blvd.

Expiration Date: 10/17/15

Appeal Status: Not further appealable

PUBLIC HEARING

Requested Actions:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,1, to APPROVE a Conditional Use to allow the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the [Q]C1-1VL Zone, and the decision to adopt the action of the Lead Agency in issuing Categorical Exemption ENV-2014-2732-CE as the environmental clearance for the Project.

Applicant: Mike Ignelzi, Rib Ranch Bar-B-Que
Representative: Gregory Taylor, The Taylor Group

Appellant: Sara Weinstein
Representative: Daniel Friedlander, Esq., Law Office of Daniel Friedlander

Recommended Actions:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the action of the Zoning Administrator and:
 - a. Approve a conditional use to allow the continued sale and dispensing of beer and wine for on-site consumption in conjunction with an existing restaurant in the [Q]C 1-1VL Zone.
4. **Adopt** the recommendation of the Lead Agency, and **Approve** ENV 2014-2732-CE as the environmental clearance for this action.

Staff: Roxanne Wiles (213) 978-1914

5. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

Individual testimony within the public comment period shall be limited to up to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the South Valley Area Planning Commission will be held at **4:30 p.m.** or **Thursday, October 08, 2015** at the **Marvin Braude Constituent Service Center**
6262 Van Nuys Blvd., Van Nuys, CA 91401

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCSouthValley@lacity.org.