

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, January 12, 2006
Marvin Braude Constituent Services Center
6262 Van Nuys Boulevard, First Floor Meeting Room
Van Nuys, California 91401

MINUTES OF THE 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 TAPES FOR THIS MEETING. COPIES OF TAPES ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255.

The meeting was called to order by Commission President David Iwata at 4:34 p.m.
Commissioners present: Thomas Hudnut, Gordon Murley, Patricia Patano
Commissioner absent: Tina Choi

1. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

None

2. **COMMISSION BUSINESS**

A. Advance Calendar

Commissioner Patano indicated that she will not be available on January 26, 2006.

Motion to cancel February 09, 2006 meeting was made.

Moved: Hudnut
Seconded: Patano
Ayes: Murley, Iwata

Vote: 4-0

B. Commission Requests

None

The following Item, originally Item No. 7 on the Agenda, was taken out of order and called in as Item No. 3 by the Commission President at the request of Planning staff:

7. **APCSV 2003-3781(SPE)(SPP)(PA1)**

CEQA: ENV 2005-2607-MND

Plan: North Hollywood-Valley Village

Council District: 5

Location: 12512 Chandler Boulevard

Expiration Date: 01/12/06

Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED OCTOBER 31, 2005

CONDITIONAL USE PLAN APPROVAL, pursuant to Section 12.24 M of the Municipal Code, to permit the co-location of a wireless telecommunication facility, in the R3-1 Zone; **(Requires limited Public Hearing)**

EXCEPTION, pursuant to Section 11.5.7.F of the Municipal Code, from Section 6.B.1.a of the Valley Village Specific Plan (Ordinance No. 168,613) to allow wireless telecommunication antennae and equipment to be installed on the rooftop of an existing apartment building having a maximum height of 55 feet in lieu of the maximum height limit of 36 feet; **and**

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7.C of the Municipal Code, determination with the Valley Village Specific Plan

PROJECT: Installation, use and maintenance of an unmanned wireless telecommunication facility and appurtenant screening material, 55 feet high on the rooftop of an existing apartment building, to be co-located with an existing telecommunication facility.

APPLICANT: Cingular Wiress, Mark Jones

STAFF RECOMMENDED APPROVAL OF REQUESTS AS FILED
Frank N. Quon (818) 374-5036

Discussion:

No discussion. Staff requested a continuance to re-notice the case.

Motion: Continue the matter to February 23, 2006.

Moved: Hudnut
Seconded: Patano
Ayes: Murley, Iwata

Vote: 4-0

3. **ZA 1984-0667(PAB)(PA1)-1 A**

CEQA: ENV 2004-7410-CE
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 22160 West Ventura
Boulevard
Expiration Date: 05/25/05 extended to
01/12/06.
Appeal Status: Not further appealable to

***Continued from 06/23/05, 08/11/05, City Council
and 10/27/05***

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denials of: **1)** a Plan Approval, pursuant to Los Angeles Municipal Code Section 12.24-M, of plans for the sale and dispensing of a full line of alcoholic beverages for on-site consumption in the front outdoor patio dining area, seating 32 patrons, as an addition to an existing two story restaurant; and **2)** a Ventura/Cahuenga Boulevard Specific Plan Compliance Review, pursuant to the provisions of Section 11.5.7-C of the Code and Ordinance No. 174,052 to permit the continued use of a patio canopy for the outside dining area.

APPLICANT: John Makhani, Villa Placere Restaurant
Kevin McDonnell, Representative

APPELLANT: John Makhani, Villa Placere Restaurant
Kevin McDonnell, Representative

STAFF RECOMMENDED DENIAL OF APPEAL
Michael Young (213) 978-1325

Discussion:

Applicant/Appellant representative requested another continuance. The Council District representative was not in favor of another continuance.

Some discussion ensued on the appeal issues. Representatives from Building and Safety and Los Angeles Police Department also testified in support of the Zoning Administrator's recommendation.

The Commission wanted other City Departments' input. A motion for continuance was therefore made.

Motion:

Continue the matter to June 22, 2006 with a condition for regular checkup by Building and Safety for any violations.

Moved: Hudnut
Seconded: Patano
Ayes: Murley, Iwata
Absent: Choi

Vote: 4-0

4. **DIR 2004-6970(DRB)(SPP)-A1**

CEQA: ENV 2004-6971-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 4
Location: 14505 Mulholland Drive
Expiration Date: 01/12/06
Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

AN APPEAL, of the Director of Planning's Determination of Design Review and Project Permit Compliance Disapproval - Mulholland Scenic Parkway Specific Plan.

PROJECT: New construction of a 5,870 square-foot (including an attached two-car garage), three-story, single-family residence, on a 16,886 square-foot lot. The maximum proposed project height is 36 feet. The project is in the inner corridor, downslope, and not visible from Mulholland Drive.

APPLICANT: Owen Dalton

APPELLANT(S) Castle Trading, Inc.
Yuri Plyam

STAFF RECOMMENDED DENIAL OF APPEAL.
Daniel O'Donnell (818) 374-5066

Discussion:

Staff presented the case and answered questions from the Commission.

The Chair opened the public hearing.

Three speakers spoke for the project and five against the project.

Council District representative testified in support of the Design Review Board and the Director of Planning Determination.

The Chair closed the public hearing.

Motion:

Deny the appeal; sustain the determination of the Director of Planning; and adopt the findings.

Moved: Hudnut
Seconded: Murley
Ayes: Patano, Iwata
Absent: Choi

Vote: 4-0

5. TENTATIVE TRACT MAP NO. 63149

CEQA: ENV 2005-6401-MND
Plan: Van Nuys-North Sherman Oaks

Council District: 2
Location: 13519-13539 W. Hart Street
Expiration Date: 01/07/06 extended to 01/13/06
Appeal Status: See Below

PUBLIC HEARING

AN APPEAL, in part, from the Deputy Advisory Agency's approval of Tentative Tract No. 63149 to permit the merger and subdivision of two lots into nine lots for the construction of 9 single-family homes on an 85,210 net square foot site in the RE11-1 and RS-1 zones.

APPLICANT: Hartvose, LLC

APPELLANT: Anna Belle Bonds

STAFF RECOMMENDED DENIAL OF APPEAL
Maya Zaitzevsky (213) 978-1416

Note: The Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the

Commission.

Discussion:

Staff gave an overview of the proposed project and answered questions of the Commission.

The Chair opened the public hearing.

Applicant and appellant both testified. One other speaker encouraged the applicant to continue working with Planning, Council District Office, and the surrounding neighbors regarding the project.

The Chair closed the public hearing.

The Commission deliberated and took the following action:

Motion:

Grant the appeal in part by modifying Condition of Approval No. 12; sustain the action of the Deputy Advisory Agency; adopt findings, and adopt ENV 2005-6401.

Moved: Patano
Seconded: Murley
Ayes: Hudnut, Iwata
Absent: Choi

Vote: 4-0

6. **APCSV 2005-7267(ZC)(ZAA)**

CEQA: ENV 2005-5710-MND
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 20302 West Stagg Street
Expiration Date: 02/20/06
Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED DECEMBER 06, 2005

ZONE CHANGE, pursuant to Section 12.32.F of the Municipal Code, from RA-1 (Suburban Zone) to R1-1 (One Family Zone);

YARD ADJUSTMENT, pursuant to Section 12.28 of the Municipal Code, from Section 12.08.C.4 of the LAMC to permit a 47.5 feet lot width in lieu of the 50-feet required (for all Parcels A-D), and to permit a minimum lot area of 4,967 square feet for Parcel "A", and minimum lot area of 4,987 square feet for Parcels "B, C, and D" in lieu of the minimum 5,000 square feet of lot area per dwelling unit required.

PROJECT: Demolition of an existing single family dwelling for the construction of four new single family dwellings on four separate parcels. (Note: A concurrent application has been filed under Parcel Map No. AA-2005-5709-PMLA for the subdivision with the Advisory Agency).

APPLICANT: Robert Friedman

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)R1-1, SUBJECT TO CONDITIONS OF APPROVAL AND APPROVAL OF YARD ADJUSTMENT AS FILED.
Jim Tokunaga (213) 978-1172

Discussion:

Staff briefly described the subject property.

The Chair took public comments.

Applicant testified. No one in opposition testified.

There were no other speakers.

Motion:

Approve Zone Change from RA-1 to (T)(Q)R1-1 subject to Conditions of Approval; approve Yard Adjustment as filed; adopt findings and Mitigated Negative Declaration No. 2005-5710.

Moved: Hudnut
Seconded: Patano
Ayes: Iwata
Nays: Murley
Absent: Choi

Vote: 3-1

7. **APCSV 2005-2421(ZC)(BL)**

CEQA: ENV 2005-2422-MND
lan: Reseda-West Van Nuys

Council District: 6
Location: 7361 N. Balboa Boulevard
Expiration Date: 01/14/06
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED NOVEMBER 28, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from R1-1 (One-Family Zone) to RD1.5-1 (Restricted Density Multiple Dwelling Zone); **and**

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Municipal Code, of a 20-foot building line established by Ordinance No. 106,262 on the west side of Balboa Boulevard.

PROJECT: Construction of five condominium units, 2 stories, 26 feet in height, providing 10 resident parking spaces and one quest space for a total of 11 parking spaces, on an 8,918 square foot lot. (Note: A Tentative Tract Map for condominium purposes will be filed requiring a separate hearing notice before the Advisory Agency.)

APPLICANT: Elliott Rubinstein

TO STAFF RECOMMENDED APPROVAL OF ZONE CHANGE REQUEST FROM R1-1

(T)(Q)RD1.5-1 SUBJECT TO CONDITIONS OF APPROVAL AND APPROVAL OF BUILDING LINE REMOVAL AS FILED.

Frank N. Quon (818) 374-5036

Discussion:

Staff gave an overview of the proposed project and answered questions of the Commission.

The Chair took public comment.

Applicant representative described the proposed project and answered questions of the Commission.

One speaker testified against the project..

The Council Office representative spoke and asked that the project be reduced to four units and proposed modifying the Conditions of Approval.

The Chair closed the public hearing.

Commissioner Murley proposed that the matter be continued to allow time for discussion between the Council District Office and the Applicant.

Motion:

Continue the matter to January 26, 2006.

Moved: Murley
Seconded: Hudnut
Ayes: Patano, Iwata
Absent: Choi

Vote: 4-0

8. **PUBLIC COMMENT PERIOD**

No speakers.

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 7:00 p.m.

David Iwata, President

Fely C, Pingol, Commission Executive Assistant
South Valley Area Planning Commission

Adopted on April 27, 2006