

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, January 26, 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 4:32 p.m.
Commissioners present: Tina Choi, Thomas Hudnut, Gordon Murley, Patricia Patano
Commissioner absent: Patricia Patano

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

None

2. **COMMISSION BUSINESS**

A. Advance Calendar

Motion to cancel March 09, 2006 meeting was made.

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

Vote: 4-0

B. Commission Requests

None

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

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

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

Continued from 01/12/06

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 guest 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

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

Applicant requested a continuance to February 23, 2006.

Motion:

Approve request for continuance to February 23, 2006.

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

Vote: 4-0

4. **DIR 2004-5472(DRB)(SPP)-A1**

CEQA: ENV 2005-0841-MND

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

Council District: 5

Location: 13433 West Newcomb Drive

Expiration Date: 02/07/06

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 Approval - Mulholland Scenic Parkway Specific Plan.

PROJECT: Construction of a new 3,228 square-foot (including an attached two-car garage), two-story, single-family residence, on a 6,942 square-foot lot. The maximum project height is 36 feet. The project is in the outer corridor, downslope, and not visible from Mulholland Drive.

APPLICANT: Ani Soghomonian, Owner

APPELLANT: Edward Stieg

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

Discussion:

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

The Chair opened the public hearing.

The Appellant and five other speakers testified for the appeal.

Applicant's representative testified in support of the project. Lengthy discussion ensued regarding modification to the Conditions.

The Chair closed public hearing.

The Commission took the following action:

Motion:

Grant the appeal in part; modify the Conditions of Approval by adding tree replacement condition from the previous case; and condition on street construction/dedication from Case No. ZA 2004-7590; sustain the determination of the Director of Planning; and adopt the findings.

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

Vote: 4-0

5. **APCSV 2005-0143(ZC-F)**

Related Case: Tentative Tract 62164

CEQA: ENV 2005-0114-MND
Plan: Reseda-West Van Nuys

Council District: 3
Location: 7327-7333 Tampa Avenue
Expiration Date: N/A
Appeal Status: Further appealable to City Council by Applicant.

PUBLIC HEARING COMPLETED AUGUST 04, 2005

ZONE CHANGE, incident to subdivision, pursuant to Section 12.32 of the Municipal Code, from RA-1 to (T)Q)RD3-1; **and**

FENCE HEIGHT VARIANCE, pursuant to Section 12.24-X,7, from Section 12.21.C.1(g), of 6 feet in lieu of the 3 ½ feet in the front yard. for a one-lot subdivision for a maximum 8-unit detached residential condominium development

APPLICANT: Tampa Investors, LLC

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)Q)RD3-1 SUBJECT TO CONDITIONS OF APPROVAL AND APPROVAL OF FENCE HEIGHT VARIANCE AS FILED.

Sue Chang (213) 978-1350

Discussion:

Staff briefly described the project and answered questions of the Commission.

The Chair opened the public hearing.

Two speakers testified in support of the project.

The Chair closed public hearing.

Motion:

Approve zone change from RA-1 to (T)(Q)RD3-1, incident to subdivision, approve the requested variance, adopt findings and ENV 2004-0114-MND.

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

Vote: 4-0

6. **PUBLIC COMMENT PERIOD**

No speakers.

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 6:00 p.m.

David Iwata, President

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

Adopted on April 27, 2006