

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, February 23, 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 4:30 p.m.
Commissioners present: Tina Choi, Thomas Hudnut, Gordon Murley, Patricia Patano
Commissioner absent:

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

Staff reported that City Planning Commission Agenda is now on website and is linked to Staff Reports.

2. **COMMISSION BUSINESS**

A. Advance Calendar

April 13, 2006 meeting is canceled.

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

Vote: 4-0

B. Commission Requests

None

Moved out of order. Taken as Item No. 3

7. **APCSV 2005-7699(ZC)**

CEQA: ENV 2005-7459-MND

Plan: Van Nuys-North Sherman Oaks

Council District: 6

Location: 14402 & 14406 W. Hamlin Street

Expiration Date: 02/26/06

Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED JANUARY 17, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from [Q]C1-1VL-CDO (Commercial Zone) to RAS4-1VL (Residential Accessory Services Zone)

PROJECT: The construction use and maintenance of a five story (over subterranean garage) 36-unit senior housing building with 58 parking spaces. The subject site is approximately 14,651 square feet in size. (Note: A separate Tentative Tract Map case for condominium purposes will be determined by the Advisory Agency).

APPLICANT: Daniel Renner, Shield & Turner, LLP

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE FROM [Q]C1-1VL-CDO TO (T)(Q)RAS4-1VL-CDO SUBJECT TO CONDITIONS OF APPROVAL

Frank N. Quon (818) 374-5036

No discussion.

Applicant representative requested a continuance to April 27, 2006.

Motion:

Approve request for continuance to April 27, 2006.

Moved: Patano

Seconded: Hudnut

Ayes: Murley, Iwata

Absent: Choi

Vote: 4-0

Moved out of order. Taken as Item No. 4.

11. **DIR 2005-6883(DRB)(SPP)-A1**

CEQA: ENV 2005-6884-CE
Plan: Bel Air-Beverly Crest

Council District: 4
Location: 3237 N. Tareco Drive
Expiration Date: 03/28/06
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 3,640 square-foot (including an attached two-car garage), three-story, single family residence, on a 5,437 square-foot lot. The maximum proposed building height is 40 feet. The project is in the Outer Corridor, downslope, and not visible from Mulholland Drive.

APPLICANT: Maritza Pizakop

APPELLANT: Maritza Pizakop

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

Discussion:

Applicant requested continuance to March 23, 2006.

Motion:

Approve request for continuance to March 23, 2006.

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

Vote: 4-0

3. **AA 2005-1533(PMLA)**

CEQA: ENV 2005-1534-CE
Plan: Van Nuys-North Sherman Oaks

Council District: 6
Location: 6732 N. Gaviota Avenue
Expiration Date: 02/27/06
Appeal Status: Not further
appealable to City Council

PUBLIC HEARING COMPLETED JULY 07, 2005

AN APPEAL, from the Advisory Agency decision in approving four rather than three single- family parcels for a proposed four-parcel single-family development with an internal private street on a 0.68 acre lot.

APPLICANT: Armen & George Keshishian

APPELLANT: Councilmember Tony Cardenas
Council District 6

STAFF RECOMMENDED TO GRANT THE APPEAL AND APPROVE THREE SINGLE-FAMILY PARCELS IN LIEU OF FOUR PARCELS AND ADOPT THE AMENDED CONDITIONS OF THE ADVISORY AGENCY.
Lynn Harper (213) 978-1310

Discussion:

Staff gave a brief overview of the case.

The chair opened the public hearing.

Council District representative testified regarding their appeal to reduce the number of units from four to three.

No other speakers.

The Chair closed public hearing.

Motion:

Grant the appeal by approving three single family parcels in lieu of four parcels; adopt the amended conditions of the Advisory Agency; adopt the mitigated negative declaration.

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

Vote: 4-0

4. **APCSV 2004-7875(ZC)**

Related Case: Tentative Tract No. 61757

CEQA: ENV 2004-6881-MND
Plan: Canoga Park-Winnetka-Woodland
Hills-West Hills

Council District: 3
Location: 7011 Remmet Avenue
Expiration Date: 02/28/06
Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED DECEMBER 15, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from R1-1 to R3-1, incident to a one-lot subdivision for a six-unit residential condominium with 12 resident parking spaces and 2 guest parking spaces.

APPLICANT: VICTOR SOKHANSANJ

**STAFF RECOMMENDS APPROVAL OF ZONE CHANGE FROM R1-1 TO (T)(Q)R3-1
SUBJECT TO CONDITIONS OF APPROVAL.**

Fernando Tovar (213) 978-1349

Discussion:

Staff gave an overview of the case and answered questions of the Commission.

The Chair opened the public comment.

No speakers.

The Chair closed the public comment.

Motion:

Approve the requested zone change to (T)(Q)R3-1; modify Conditions of Approval on parking requirements to require two resident parking spaces per dwelling unit plus ½ guest parking space per unit; modify findings; and adopt the mitigated negative declaration.

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

Vote:	4-0
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5. **APCSV 2003-3781(SPE)(SPP)(PA1)**

CEQA: ENV 2005-2607-MND
Plan: North Hollywood-Valley Village

Continued from 01/12/06

Council District: 5
Location: 12512 Chandler Boulevard
Expiration Date: 01/12/06 extended to 02/23/06
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 Johns

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

Discussion:

Staff briefly described the subject property, stated reasons for the denials, and answered questions of the Commission.

Applicant testified and addressed the Commission's concern.

The Chair opened public comment.

No speakers.

The Chair closed public comment.

Motion:

Approve the Conditional Use Plan Approval to allow the co-location of a wireless telecommunication facility in the R3-1 Zone; approve an exception 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; approve a Project Permit Compliance determination with the Valley Village Specific Plan; adopt mitigated negative declaration and findings.

Moved: Choi
Seconded: Patano
Ayes: Hudnut, Murley, Iwata
Vote: 5-0

6. **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 extended
to 02/23/06

Appeal Status: Further appealable to
City Council

*Continued from 01/12/06 and
01/26/06*

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 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

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:

Staff gave a short overview of the project,

The Chair took public comment.

Council District representative testified that all parties came up with a compromise and

everyone is in agreement.

No other speakers.

The Chair closed public comment.

Motion:

Adopt staff recommendations to approve zone change and building line removal; adopt modified Conditions of Approval, findings, and mitigated negative declaration.

Moved: Hudnut

Seconded: Murley

Ayes: Choi, Patano, Iwata

Vote: 5-0

8. **ZA 2005-1066(CUB)(CU)-1A**

CEQA: ENV 2001-1067-MND

Council District: 5

Plan: Sherman Oaks-Studio City-

Location: 13300-13302 West Woodbridge St.

Toluca Lake-Cahuenga Pass **Expiration Date:** 04/03/06

Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

AN APPEAL, from certain conditions of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W, 37, of a Conditional Use to permit the establishment of a 20-stall parking lot in the R3 Zone to be used as overflow parking by an existing restaurant located across the alley, in the C2-1VL Zone.

APPLICANT: Rey Vega, Elizabeth Peterson

APPELLANTS Rita & Marcie Rothman
Brant Dveirrin, Representative

STAFF RECOMMENDED DENIAL OF APPEAL.

Anik Charron (213) 978-1307

Discussion:

Staff described the subject property and distributed aerial maps to the Commission. She

stated that she met with the Appellants and their representative and came to an agreement of modifying the condition.

The Chair opened public hearing.

Applicant and his representative testified in support of the project.

Appellants and their representative spoke against the project.

Two other speakers testified and voiced their concern.

Chair closed public hearing.

Motion:

Grant appeal in part by modifying Condition of Approval No. 21 and 23 ; sustain the action of the Zoning Administrator; and approved the mitigated negative declaration and adopt findings

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

Vote: 5-0

9. **ZA 2005-4723(CU)-1A**

CEQA: ENV 2001-1067-MND
Plan: Encino-Tarzana

Council District: 5
Location: 5160 North Haskell Avenue
Expiration Date: 03/05/06
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Sections 12.24-F and 12.24-W,49, of a Conditional Use to permit the construction, use and maintenance of a wireless telecommunications facility consisting of six panel antennae mounted on a 45-foot tall unipole and associated equipment cabinets and antennae located on the ground on property zoned PF-1XL.

APPLICANT: Anissa Youngblood, Cingular Wireless

APPELLANT: Anissa Youngblood, Cingular Wireless

STAFF RECOMMENDED DENIAL OF APPEAL.

Anik Charron (213) 978-1307

Discussion:

Staff gave an overview of the subject property and distributed maps, and answered questions of the Commission .

The Chair opened the public hearing.

One speaker spoke in support and three against the project.

The Chair closed the public hearing.

Motion:

Deny the appeal and sustain the action of the Zoning Administrator.

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

Vote: 5-0

10. **ZA 2005-3008(F)-1A**

CEQA: ENV 2005-0114-MND

Plan: Sherman Oaks-Studio City-
Toluca Lake

Council District: 4

Location: 10063 Toluca Lake Blvd.

Expiration Date: 03/14/06

Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-X,7, of a Zoning Administrator's Determination granting the construction, use and maintenance of a combination brick and wood siding fence/wall with an overall maximum height of 8 feet within the front yard setback area in lieu of a maximum fence

height of 3 feet 6 inches in the front yard setback.

APPLICANT: Steven Blatt, Villa Bella Trust
Valdimir Tomalevski, Representative

APPELLANT: Sean Smith
Kent Y. Mounon, Representative

STAFF RECOMMENDED DENIAL OF APPEAL.
R. Nicolas Brown (818) 374-5069

Discussion:

Staff clarified the Conditions of Approval.

The Chair opened the public hearing.

Appellant representative testified and addressed the issue of safety and questioned the staff findings. Presented pictures of the neighborhood and showed by number of hands of people who are opposed to the project.

Appellant testified and voiced his concern.

Ten people testified against the project. Others submitted speaker cards, but did not speak, to show support of the appeal.

Applicant representative spoke and showed pictures of the subject property.

Applicant and his spouse testified.

Council District representative spoke in opposition of the project.

Both appellant and applicant rebutted and answered questions of the Commission.

Architect of the applicant clarified some questions of the Commission on the requested height.

Staff responded to statements made during the public hearing and answered questions of the Commission.

Lengthy discussion ensued on the issues surrounding the height of the fence.

The Chair closed public hearing.

Commission deliberated.

Motion:

Grant the appeal in part, modify Condition No. 6 to reduce the height of the fence to 7.5 feet, adopt the staff findings and approve the mitigated negative declaration.

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

Vote: 4-1

12. **DIR 2004-4193(DRB)(SPP)-A1**

CEQA: ENV 2005-4194-CE
Plan: Bel Air-Beverly Crest

Council District: 5
Location: 8747 Skyline Drive
Expiration Date: 03/29/06
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 Conditional Approval - Mulholland Scenic Parkway Specific Plan.

PROJECT: New construction of a 4,196 square-foot (including 2-car attached garage), three-story, single-family residence, on a 14,381 square foot lot. The maximum proposed building height is 36 feet. The project is in the Outer Corridor, downslope, and not visible from Mulholland Drive.

APPLICANT: Dmitry Kashper

APPELLANT: William Pinajian

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

Discussion:

Staff gave an overview of the case.

The Chair opened public hearing.

Appellant representative testified against the size of the project.

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

Appellant rebutted.

Chair closed public hearing.

Motion:

Deny the appeal and sustain the determination of the Director of Planning dated December 29, 2005; adopt the findings therein.

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

Vote: 5-0

13. **PUBLIC COMMENT PERIOD**

No speakers.

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 9:50 p.m.

David Iwata, President

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

Adopted on April 27, 2006