

OFFICIAL
CITY OF LOS ANGELES
SOUTH VALLEY AREA PLANNING COMMISSION MINUTES
THURSDAY, MARCH 23, 2006 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICES CENTER
6262 VAN NUYS BLVD. FIRST FLOOR MEETING ROOM
VAN NUYS, CALIFORNIA 91401

MINUTES OF THE WEST LOS ANGELES AREA PLANNING COMMISSION HEREIN ARE REPORTED IN AN 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: Tina Choi, Thomas Hudnut, Gordon Murley and Patricia Patano.

1. DEPARTMENTAL REPORT – ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar

Upon review of the Advance Calendar, the South Valley Area Planning Commission canceled the meetings of November 23, 2006 and December 28, 2006. This action was taken by the following vote: Commissioner Choi moved. Commissioner Hudnut seconded. Ayes: Iwata, Murley, Patano. Vote: 5-0.

Commissioner Choi will not attend the meeting on May 25, 2006. Commissioner Hudnut will not attend the meeting on June 22, 2006.

C. Commission Requests

7. TENTATIVE TRACT 54405-1A

CEQA: ENV-2003-5074-MND

Plan: Van Nuys-North Sherman
Oaks

Council District: 2

Location: 14934 Burbank Blvd.

Expiration Date: N/A

Appeal Status: See below

Public Hearing

An appeal, in part, from the decision by the Advisory Agency in approving Tentative Tract 54405 for 8-units residential condominium subdivision.

Applicant: Sia Daghighian, Harvey Goodman Representative

Appellant: Same

STAFF RECOMMENDS GRANT APPEAL IN PART TO MODIFY CONDITIONS
E. Gabel Luddy (213) 978-1454

Applicant Sam Daghighian requested a continuance in a letter dated March 23, 2006.

Commissioner Hudnut moved to continue case TT-54405-1A to the May 11, 2006 meeting. Commissioner Choi seconded. Ayes: Iwata, Murley, Patano. Vote: 5-0.

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| 6. <u>APCSV 2005-7888-ZC</u>
CEQA: ENV-2005-7880-MND
Plan: North Hollywood-Valley
Village | Council District: 2
Location: 11160 N. Victory Blvd.
Expiration Date: 3-28-06
Appeal Status: Appealable to City Council by applicant |
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Public Hearing completed February 13, 2006

Zone Change:

Pursuant to Section 12.32 of the Los Angeles Municipal Code, from R1-1 (One Family Zone) to (T)(Q)RD6-1 (Restricted Density Multiple Dwelling Zone).

PROJECT:

Construction of 19 new detached townhouse style condominium units, 2 stories and approximately 25 feet, 6 inches in height. The project will provide 38 covered parking spaces for residents and 10 uncovered parking spaces for guests on an 165,922 square foot irregular shaped lot. The project includes 4 density bonus units of which 2 will be set aside as affordable units for eligible households. (Note: A Modification of Tentative Tract No. 52465 has been filed and will require a separate public notice and hearing before the Advisory Agency at a later date.)

Applicant: Mark Handel, MWH Development Corp.

STAFF RECOMMENDS DISAPPROVAL
Frank Quon (818) 374-5036

Applicant Mark Handel requested a continuance to the May 11, 2006 meeting.

Commissioner Patano moved to continue case APCSV 2005-7888-ZC to the May 11, 2006 meeting. Commissioner Choi seconded. Ayes: Hudnut, Iwata, Murley. Vote: 5-0.

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| 3. <u>DIR 2005-6883-DRB-SPPA-1A</u>
CEQA: ENV-2005-6884-CE
Plan: Bel Air-Beverly Crest | Council District: 4
Location: 3237 N. Tareco Drive
Expiration Date: 3-28-06
Appeal Status: Not further appealable |
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Public Hearing continued from February 23, 2006

An Appeal of the Director of Planning's Determination of **Design Review** and **Project Permit Compliance** Dissapproval – 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, Fred Gaines (representative)

Appellant: Same

STAFF RECOMMENDS DENY APPEAL

Dan O'Donnell (818) 374-5066

Discussion:

The Chair opened public hearing.

Representative Fred Gaines spoke on behalf of the applicant/appellant. Three speakers spoke against the project. Gaines rebutted. The Chair closed the Public Hearing. The Commission deliberated.

Commissioner Murley moved to deny the appeal, sustain the action of the Director of Planning and add a condition noting "precedence" as a major part of decision. Commissioner Choi seconded. Ayes: Choi, Murley, Hudnut. Noes: Iwata, Patano
Vote: 3-2.

8. **TENTATIVE TRACT 60421-1A**
CEQA: ENV-2004-0910-MND
Plan: North Hollywood-Valley
Village

Council District: 5
Location: 12327-12347 Addison Ave.
Expiration Date: N/A
Appeal Status: See Below

Public Hearing

An Appeal from conditions 1, 2 and 14(b), of the decision by the Deputy Advisory Agency in approving **Tentative Tract 60421** for 9-lot single family subdivision.

Applicant: Robert Glushon

Appellant: Ilan Levy

STAFF RECOMMENDS GRANT APPEAL IN PART TO MODIFY CONDITIONS

E. Gabel Luddy, (213) 978-1326

The Chair opened public hearing.

Applicant Robert Glushon spoke on his own behalf requesting relief from conditions. Four speakers spoke in favor of project including Bonnie Kopp representing Council District 5. One speaker was opposed to the project. The Chair closed the Public Hearing and the Commission deliberated.

Commissioner Choi moved to grant the appeal in part and modify conditions; Condition 1. modify to 21 foot right of way on Easterly side of Rose and 40 foot radius Cul de Sac; strike language in Condition 2. modify to additional easement on Easterly side of Rose to the satisfaction of Dept. of Engineering; delete Condition 14(b); modify Condition 26 to add "pertaining to face of tracts recorded in units." Commissioner Patano seconded. Ayes: Hudnut, Iwata, Murley. Vote: 5-0.

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| 4. <u>AA 2004-7502-PMLA-1A</u>
CEQA: ENV-2005-4080-MND
Plan: Encino-Tarzana | Council District: 3
Location: 5040 N. Corbin Avenue
Expiration Date: 3-06-06 ext.
Appeal Status: Not further appealable |
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Public Hearing completed August 4, 2005

AN APPEAL, from the Advisory Agency's decision in approving three three-single family parcels in lieu of the four parcels originally requested.

PROJECT: A proposed new three-parcel single-family development on a 3.96 gross acre site.

Applicant: Hersel Soormaghen, Darryl Fisher (representative)

Appellant: Same

STAFF RECOMMENDS DENIAL OF APPEAL.
E. Gabel Luddy (213) 978-1310

Representative Darryl Fisher spoke on behalf of the applicant/appellant. Three speakers spoke against the project. Fisher rebutted. Tom Henry of Council District 3 spoke against the proposal. The Chair closed the Public Hearing. The Commission deliberated.

Commissioner Choi moved to deny the appeal, sustain the action of the Advisory Agency; adopt Findings and conditions and MND. Commissioner Patano seconded. Ayes: Iwata, Hudnut, Murley. Vote: 5-0

5. **APCSV 2005-3580-ZC**
CEQA: ENV-2005-3581-MND
Plan: Van Nuys-North Sherman
Oaks

Plan: Van Nuys-North Sherman
Oaks

Location: 14656 W. Lull Street

Appeal Status: Appealable to City Council by applicant

Public Hearing completed February 13, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, from R1-1 (One Family Zone) to (T)(Q)CM-1 (Commercial Manufacturing Zone).

PROJECT: Construction of a new 2-story, approximately 4,243 square foot, warehouse providing a parking spaces on a 7,500 square foot lot.

Applicant: Jack Perry

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

Frank Quon (818) 374-5036

The Chair opened public comment.

Representative Harvey Goodman spoke on behalf of the applicant. One speaker spoke for the project and one speaker spoke against the project. Goodman rebutted. Jim Dantona of Council District 6 spoke against the proposed Zone Change. The Chair closed the Public Comment. The Commission deliberated.

Commissioner Hudnut moved to approve and recommend approval of the Zone Change, adopt Findings and MND; modify (T) and (Q) Conditions; strike Condition 19 and Modify Conditions 20 and 20(a). Commissioner Choi seconded. Ayes: Iwata, Murley, Patano. Vote: 5-0.

9. PUBLIC COMMENT

Raymond Yu spoke in remembrance of the runners who died while participating in the 2006 Los Angeles Marathon.

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 7:35 p.m..

David Iwata, Commission President

James Williams, Commission Executive Assistant

Adopted on April 27, 2006