

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, April 27, 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 4:31 p.m.
Commissioners present: Tina Choi, Thomas Hudnut, Gordon Murley, Patricia Patano

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar

The following Commissioners indicated they will not be available on the following dates:

May 25, 2006	Choi, Hudnut, and Patano
June 22, 2006	Choi and Hudnut

Motion: Cancel May 25, 2006 meeting due to lack of a quorum.

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

Vote: 5-0

B. Commission Requests

Commission President requested that Planning Staff assigned to a case to assist Commission Staff in the preparation of any modified conditions and/or findings for the determination letters in a timely manner.

- C. Minutes of January 12, 2006, January 26, 2006, February 23, 2006, and March 23, 2006.

Above Minutes of Meetings were adopted by consent.

3. APCSV 2005-7699-ZC

CEQA: ENV 2005-7459-MND

Plan: Van Nuys-North Sherman Oaks

Continued from 02/23/06

Council District: 6

Location: 14402 & 14406 W. Hamlin Street

Expiration Date: 02/26/06 ext.

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

Discussion:

Staff presented the case.

The Chair opened public comment.

Applicant representative spoke for the project and volunteered four conditions.

Council District representative spoke in support.,

The Chair closed public comment.

Motion: Approve zone change from [Q]C1-1VL-CDO to (t)(Q)RAS4-1VL-CDO subject to Conditions of Approval; adopt volunteered conditions as submitted by applicant to be added to (Q) Qualified Conditions; adopt mitigated negative declaration; and adopt findings.

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

Vote: 5-0

4. APCSV 2004-7870-ZC
Related Case: Tentative Tract 61726

CEQA: ENV 2004-6877-MND
Plan: Canoga Park-Winnetka-Woodland
Hills

Council District: 3
Location: 7327 Millwood Avenue
Expiration Date: 02/26/06 ext.
Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED SEPTEMBER 01, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, from R1-1 to R3-1, incident to a 1-lot subdivision in connection with Tentative Tract 61726.

PROJECT: A 1-lot subdivision for a maximum new 6-unit residential condominium with 12 resident parking spaces and 1 guest parking space on a 0.17 net acre lot.

APPLICANT: Oscar Ensafi

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE FROM R1-1 TO (T)(Q)R3-1
SUBJECT TO CONDITIONS OF APPROVAL.
Fernando Tovar (213) 978-1349

Discussion:

Staff presented the case.

No speakers.

The Chair closed public comment.

Motion: Approve zone change from R1-1 to (T)(Q)R3-1 subject to Conditions of Approval; adopt mitigated negative declaration; and adopt findings.

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

Vote: 5-0

5. TENTATIVE TRACT MAP NO. 63742-1A

CEQA: ENV 2005-5656-MND
Plan: Van Nuys-North Sherman Oaks

Council District: 6
Location: 6917 Tyrone Avenue and
6914 Lennox Avenue
Expiration Date: 04/13/06 ext.
Appeal Status: See Below

PUBLIC HEARING

AN APPEAL, from the decision by the Advisory Agency in approving Tentative Tract 63742.

PROJECT: A Tentative Tract for a 2-lot subdivision consisting of 1 single-family lot with one existing single-family dwelling in the R1-1 zone and one residential condominium lot for 8 new residential condominium units (6 units plus 2 density bonus units) in the [Q]RD1.5-1 zone.

APPLICANT: Hagit Cohen

APPELLANT: Tony Cardenas
6th District Councilmember

STAFF RECOMMENDED DENIAL OF APPEAL.
Fernando Tovar (213) 978-1349

Discussion:

Staff presented the case.

The Chair opened public hearing.

Council District Office representative spoke in support of the project and requested modifying Condition 13b.

The Chair closed public hearing.

Motion: Grant the appeal in part; sustain the decision of the Deputy Advisory Agency; modify Conditions of Approval; adopt mitigated negative declaration; and adopt findings.

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

Vote: 5-0

6. PUBLIC COMMENT PERIOD

A request for reconsideration Commission action was made by the applicant's representative of Case No. DIR 2005-6883-SPP-A1 which was heard March 23, 2006. Lengthy discussion ensued.

The Commission voted by consent to deny the request for reconsideration.

A second speaker made general comment on "Los Angeles Fiesta Broaway".

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 5:37 p.m.

David Iwata, President

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

Adopted on _____