

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, June 08, 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 4:38 p.m.
Commissioners present: Tina Choi, Thomas Hudnut, Gordon Murley, Patricia Patano
Commissioner absent: None

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

None

2. **COMMISSION BUSINESS**

A. Advance Calendar

Commissioner Hudnut will not be available at June 22, 2006 and July 27, 2006 Meetings.

Commissioner Iwata will be leaving early on June 22, 2006 meeting.

B. Commission Requests

None

C. Minutes of May 11, 2006

Above Minutes of Meeting were adopted by consent.

The following Agenda Items were moved out of order and taken as Item Nos. 3, 4, and 5 respectively:

6. **APCSV 2004-6781-ZC**

Related Case: AA 2005-0577-PMLA

CEQA: ENV 2004-6782-MND

Plan: Canoga Park-Winnetka-Woodland
Hills-West Hills

Council District: 3

Location: 21502 W. Cohasset Street.

Expiration Date: N/A

Appeal Status: Further appealable to City
Council by Applicant.

PUBLIC HEARING COMPLETED AUGUST 18, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, incident to Parcel Map, from R1-1 to (T)(Q)RZ3-1 for a maximum new 3-parcel, single-family. Development.

APPLICANT: Jocelyn Mackay, Owner

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE FROM R1-1 TO
(T)(Q)RZ3-1 SUBJECT TO CONDITIONS OF APPROVAL.
Lynn Harper (213) 978-1310

APPROVED BY CONSENT WITHOUT OBJECTIONS.

Vote: 5-0 (Choi, Hudnut, Murley, Patano, and Iwata)

7. **APCSV 2005-8918-ZC**

CEQA: ENV 2005-8919-MND

Plan: North Hollywood-Valley Village

Council District: 2

Location: 12430 Lemay Street.

Expiration Date: 05/27/06 ext.

Appeal Status: Further appealable to City
Council by Applicant.

PUBLIC HEARING COMPLETED APRIL 03, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, from R1-1 to R3-1.

PROJECT: Construction of a 2-story, maximum 36 foot high, 13-unit apartment building and one density bonus unit, for a total of 14 units, providing 27 parking spaces In a basement garage on an approximately 10,650 square foot irregular shaped lot.

APPLICANT: Dan Close, Lemay 123, LLC

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE FROM R1-1 TO (T)(Q)R3-1
SUBJECT TO CONDITIONS OF APPROVAL.
Frank N. Quon (818) 374-5036

APPROVED BY CONSENT WITHOUT OBJECTIONS.

Vote: 5-0 (Choi, Hudnut, Murley, Patano, and Iwata)

10. **APCSV 2005-2549-ZC-BL**

Related Case: Tentative Tract 62947

CEQA: ENV 2005-2524-MND

Plan: Canoga Park-Winnetka-Woodland

Council District: 3

Location: 7342-54 De Soto Avenue.

Expiration Date: N/A

Appeal Status: Further appealable to City Council by Applicant.

PUBLIC HEARING COMPLETED FEBRUARY 16, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, from RA-1 to RD1.5-1 and **BUILDING LINE REMOVAL**, incident to 8-unit condominium subdivision..

PROJECT: A tentative tract map for 8-unit condominium subdivision with 16 parking spaces and 4 guest parking spaces on 0.34 net acres (15,000 net square-foot) site zoned RA-1 and designated for Low Medium II Residential in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan. Also a Zone Change incident to subdivision from RA-1 to RD1.5-1.

APPLICANT: Soheil Navidbakhsh

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)RD1.5-1 SUBJECT TO CONDITIONS OF APPROVAL.
Lateef Sholebo (213) 978-1454

APPROVED BY CONSENT WITHOUT OBJECTIONS.

Vote: 5-0 (Choi, Hudnut, Murley, Patano, and Iwata)

3. **DIR-2005-6741-DRB-SPP-A1**

CEQA: ENV 2004-3638-MND

Plan: Canoga Park-Winnetka-Woodland Hills-West Hills

Council District: 3

Location: 4381 San Blas Avenue

Expiration Date: 06/29/06

Appeal Status: Not further appealable to City Council

Continued from 05/11/06

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: Construction of a new 3,251 square-foot (including an attached 2-car garage), three-story, single family residence, on a 8,593 square-foot lot. The maximum proposed building height is 45 feet. The project is in the outer corridor, upslope, and visible from Mulholland Drive.

APPLICANT: Shafi Sedaghat, Owner

APPELLANT: Dr. Janine Angelotti, Barbara Tarr, Teri Lowe

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

Staff presented the case and answered questions of the Commission.

The President opened public hearing.

Appellant testified against the project.

A geologist testified for the appellant and discussed the soil problem.

Four other speakers testified in opposition of the project.

Applicant and his representative both testified for the project.

Appellant rebutted.

The President closed public hearing.

Motion: Granted the appeal in part; modify the determination of the Director of Planning dated November 9, 2005 by including a new condition, and adopted the findings.

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

Vote: 3-0

4. **APCSV-2005-1919-ZC-YV**

CEQA: ENV 2005-1910-MND
Plan: Reseda-West Van Nuys

Council District: 3
Location: 18318 Strathern Street.
Expiration Date: N/A
Appeal Status: Further appealable to City Council by Applicant.

PUBLIC HEARING COMPLETED OCTOBER 20, 2005

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, from RA-1 to (T)(Q)R1-1 incident to a 6-lot subdivision for 6 detached single-family residences.

VARIANCE, pursuant to Section 12.24 X.7 of the Los Angeles Municipal Code, from Code Section 12.22.C.20(f) to permit a fence height of 9 feet in lieu of the 3 ½ feet in the front Yard.

PROJECT: A six-lot subdivision for the development of 6-detached single-family dwellings on a 1.04 net acre lot.

APPLICANT: Sienna Residential, LLC

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)R1-1 SUBJECT TO CONDITIONS OF APPROVAL; APPROVAL IN PART OF A REQUEST FOR AN OVER-IN-HEIGHT FENCE/WALL.
Simon Pastucha (213) 978-1326

Staff presented the case,

The President opened public comment.

Applicant representative spoke about the project.

No other speakers.

The President closed public comment.

Motion: Approve zone change from RA-1 to (T)(Q)R1-1 subject to Conditions of Approval, approve in part a request for an over-in-height fence/wall to a maximum of 8 feet within the front yard setback along the westerly property lines of Lot Nos. 1 and 6 of Tentative Tract No. 62634; adopt Mitigated Negative Declaration No. ENV 2005-1910; and adopt findings.

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

Vote: 4-0

5. **ZA 2005-6476-ZAA-1A**

CEQA: ENV 2005-6477-CE
Plan: Bel Air-Beverly Crest

Council District: 5
Location: 8660 Skyline Drive
Expiration Date: 07/08/06
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.28, of a Zoning Administrator's Adjustment from Section 12.21-A, 17(c)(2) of the Los Angeles Municipal Code to permit the construction, use and maintenance of a single-family dwelling, observing a height of 53 feet in lieu of the maximum 45 feet in the RE15-1-H Zone.

APPLICANT: David Abramowitz
Benjamin Reznik, Representative

APPELLANT: David Abramowitz
Benjamin Reznik, Representative

STAFF RECOMMENDED DENIAL OF APPEAL.
Anik Charron (213) 978-1307

Staff presented the case.

The President opened public hearing.

Applicant representative testified for the project.

Three speakers spoke in favor of the appeal and two in opposition of the project.

Applicant representative rebutted and answered questions of the Commission.

The President closed public hearing.

Commission deliberated.

Motion: Grant the appeal; adopt findings submitted by the applicant; and adopt Mitigated Negative Declaration No. ENV 2005-6477-CE.

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

Vote: 3-2

8. **APCSV 2005-5196-SPE-SPP**

CEQA: ENV 2005-5197-MND

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

Council District: 5

Location: 14745 Mulholland Drive.

Expiration Date: 05/29/06 ext.

Appeal Status: Further appealable to City
Council

PUBLIC HEARING COMPLETED APRIL 17, 2006

EXCEPTION, pursuant to Section 11.5.7 F of the Los Angeles Municipal Code, from the following Sections of the Mulholland Parkway Specific Plan (Ordinance No. 167,943):

- a. Section 5.D.3.a to permit a 25-foot front yard setback in lieu of the required minimum 20 percent (46 feet) of the depth of the lot (but not required to exceed a maximum of 40 feet);
- b. Section 5.D.1 to permit the building to penetrate the view shed by six feet which is otherwise not permitted;
- c. Section 5.D.2.c to permit the dwelling to be 45 feet high in lieu of the maximum 40 feet permitted; and

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7 C of the Municipal Code with the Mulholland Scenic Parkway Specific Plan.

PROJECT: Construction of a new 6,296 square foot, 3 story, 45-foot in height, single-family residence, with an attached 3 car garage and a swimming pool, on a 27,791 square foot lot. The lot is a visible, downsloping lot, within the inner corridor of the Mulholland Specific Plan..

APPLICANT: Olga Klein

STAFF RECOMMENDED APPROVAL OF SPECIFIC PLAN EXCEPTION FOR THE FRONT YARD SEETBACKK SUBJECT TO CONDITIONS OF APPROVAL; DISAPPROVAL OF REQUEST FOR THE BUILDING TO PENETRATE THE VIEWSHED AND TO THE DWELLING HEIGHT OF 45 FEET; AND DISMISSAL OF THE PROJECT PERMIT COMPLIANCE DETERMINATION WITH THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN.

Frank N. Quon (818) 374-5036

Staff briefly presented the case and recommended a continuance as the applicant failed to comply with the posting of notice requirement.

Applicant representative was called to answer questions of the Commission.

The President opened public comment.

Two speakers spoke against the project.

The President closed public comment.

Motion: Approve continuance to July 13, 2006 as recommended by the staff.

Moved: Patano

Seconded: Murley

Ayes: Choi, Hudnut, Iwata

Vote: 5-0

9. **TENTATIVE TRACT MAP NO. 62945-1A**

CEQA: ENV 2005-4843-MND

Plan: Sherman Oaks-Studio City-

Council District: 2

Location: 11805 Laurelwood Drive

Expiration Date: 04/21/06 ext.

Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, in part from decision by the Advisory Agency in approving Tentative Tract 62945.

PROJECT: Tentative Tract Map No. 62945 is located at 11805 Laurelwood Drive, to permit the one lot subdivision for a new 24-unit residential condominium including 6 density bonus units with 48 parking spaces including 6 guest parking spaces on a 26,989 net square foot site in the [Q]RD1.5-1VL zone. Also a request for an approval for a haul route to export 1,000 cubic yards.

APPLICANT: Laurelwood Ventures, LLC

APPELLANT: Studio City Residents Association

STAFF RECOMMENDED DENIAL OF APPEAL.
Theodore Irving (213) 978-1366

Staff presented the case.

The President opened public hearing.

Two speakers representing the appellant testified in opposition of the project. There were four other speakers supporting the appeal.

Applicant representative testified describing the project. The Project Surveyor also testified.

One other speaker testified supporting the project.

Appellant representative rebutted.

Council District representative testified in support of the appeal. She requested that the Commission deny vacation and require more quest parking spaces (2/4 of a space per unit,

The President closed public hearing.

Commission deliberated.

Motion: Deny the appeal; sustain the decision of the Advisory Agency; adopt ENV 2005-4843-MND; and adopt findings.

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

Vote: 3-1

11. PUBLIC COMMENT PERIOD

No speakers.

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 8:44 p.m.

David Iwata, President

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

Adopted on June 22, 2006