

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, August 10, 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 Acting Chairperson, Commissioner Gordon Murley at 4:36 p.m.

Commissioners present: George Andros, Matt Epstein, and Barbara Romero
Commissioner absent: Steve Cochran

1. **ELECTION OF OFFICERS**

Election was postponed until all members are present.

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

None

3. **COMMISSION BUSINESS**

A. Advance Calendar

None

B. Commission Requests

None

C. Minutes of July 27, 2006 Meeting

Minutes of July 27, 2006 meeting were adopted by consent without objections.

Agenda Item No. 5 was called out of order and taken as Item No. 4:

5. **ZA- 2005-6881-ZAA-1A**

CEQA: ENV 2005-5197-MND
Plan: Canoga Park-Winnetka-
Woodland Hills

Council District: 3
Location: 23133 West Calvert Street
Expiration Date: 08/19/06
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 12.28, of a Zoning Administrator's Adjustment: **1)** from Sections 12.07-C,3 and 12.21-C,5(e) granting a reduced rear yard of 5 feet in lieu of the required 25 feet; and **2)** from Section 12.07-C,2 granting a reduced side yard of 3 feet in lieu of the required 10 feet for the continued use and maintenance of an accessory living quarters and attached garage.

APPLICANT: Feridoon Monfared

APPELLANTS: Karl and Grace Chun; Eric and Connie Alter,
Steve and Jeni Mackey
Jessica Chun, Representative

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

Staff presented the case and answered questions of the Commission.

The Chair opened the public hearing.

Appellants' representative testified in support of the appeal. Total of 10 speakers testified for the appeal.

Applicant testified for the project. Five speakers testified in favor of the project.

Council District representative testified in support of the appeal.

Appellants' representative rebutted as requested.

Lengthy discussions ensued on various issues surrounding the project.

The Chair closed the public hearing.

Motion: Grant the appeal; overturn the Zoning Administrator's action; adopted the findings recommended by Planning staff.

Moved: Epstein
Seconded: Andros
Ayes: Romero, Murley
Absent: Cochran

Vote: 4-0

4. **DIR-2001-8984-DRB-SPP-A1**

CEQA: ENV-2003-9111-MND
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 4
Location: 3599 Lankershim Blvd.
Expiration Date: 08/15/06
Appeal Status: Not further appealable to
City Council

Continued from 07/27/06

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 5,218 square-foot (including an attached two-car garage), two-story over basement garage, single-family residence, on a 22,282 square-foot lot. The maximum project height is 35 feet, 11.5 inches. The project is in the Outer Corridor, downslope, and not visible from Mulholland Drive.

APPLICANT: Ken Patel, Owner

APPELLANTS: John and Alexandra Soluk; Paul Edelman (Santa Monica Mountains Conservancy); Melora Harte; Louise Kessler; Harry Mastrogeorge; Gloria Russell; Steve Kramer; William Chisholm; and Oliver Pemberton

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

Applicant representative requested continuance to September 28, 2006

Motion: Approve request for continuance to September 28, 2006.

Moved: Epstein
Seconded: Andros
Ayes: Romero, Murley
Absent: Cochran

Vote: 4-0

6. **PUBLIC COMMENT PERIOD**

A speaker announced some community activities.

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 6:54 p.m.

Gordon Murley, Acting Chairperson

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

Adopted on August 24, 2006