

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, August 24, 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 4:35 p.m.

Commissioners present: George Andros, Steve Cochran, Matt Epstein, Barbara Romero
Commissioner absent: None

1. **ELECTION OF OFFICERS**

Commissioner Epstein was nominated President.

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

Vote: 5-0

Commissioner Murley was nominated Vice President.

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

Vote: 5-0

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

None

3. **COMMISSION BUSINESS**

A Advance Calendar

Commissioners Cochran and Andros both indicated that they will be leaving early on September 14 and October 12, 2006 meetings respectively..

B. Commission Requests

None

C. Minutes of August 10, 2006 Meeting

Minutes of August 10, 2006 Meeting were adopted by consent.

4. **APCSV-2006-1253-SPE**

CEQA: ENV-2006-1254-MND

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

Council District: 3

Location: 21530-21850 Oxnard Street
5921-5955 Owensmouth Avenue
21525-21825 W. Califa Street

Expiration Date: 08/24/06

Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED JULY 07, 2006.

SPECIFIC PLAN EXCEPTION, pursuant to Section 11.5.7.F of the Los Angeles Municipal Code (LAMC), from Section 7 C 7 of the Warner Center Specific Plan (Ordinance No. 174,884) to allow a use (i.e., the storage of off-site vehicle inventory) which is otherwise not permitted in the (WC)C4-U/2.0 zone.

PROJECT: The legalization of the storage of up to 500 new vehicle inventories, from two locally based off-site automotive sales dealerships, on the upper levels of two (2) existing parking structures within an existing 2.2 million square feet unified development, consistent with the Building and Safety Order to Comply (A-1016638) dated August 24, 2005.

APPLICANT: Allan Golad, Douglas Emmett 2000, LLC
Brad Rosenheim, Rosenheim and Associates, Representative

STAFF RECOMMENDED APPROVAL OF SPECIFIC PLAN EXCEPTION.
Thomas L. Glick (818) 374-5062

Staff presented the case and answered questions of the Commission.

The Chair opened public comment.

Applicant representative spoke for the project focusing on parking issues.

Council District representative spoke in support of the Staff report and recommendation.

The Chair closed public comment.

The Commission deliberated.

Motion: Approve the Specific Plan Exception as requested; modify Conditions of Approval; adopt ENV 2006-1254-MND; adopt Findings.

Moved: Murley

Seconded Andros:

Ayes: Cochran, Romero, Epstein

Vote: 5-0

5. **TENTATIVE TRACT NO. 63404-1A**

CEQA: ENV 2006-1560-CE

Plan: Van Nuys-North Sherman Oaks

Council District: 5

Location: 13002-13022 Riverside Drive

Expiration Date: 08/25/06

Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, from part of the decision by the Deputy Advisory Agency in approving Tentative Tract No. 63404

PROJECT: Tentative Tract Map No. 63404 request to permit a one-lot subdivision to convert an existing apartment complex containing 40-units and 82 parking spaces into a residential condominium complex containing 40-units and 82 parking spaces on a 31,601 net square foot site in the [Q]R3-1 zone

APPLICANT: Riverside Villas, LLC

APPELLANTS: Judd Weiss, Shirley Gonsalves,
Rosalina Ruiz, Represented by Teresa Brehm

STAFF RECOMMENDS DENIAL OF APPEAL.
Theodore L. Irving, (213) 978-1366

Staff presented the case.

The Chair opened public hearing.

Appellant representative testified against the project.

Applicant representative testified for the project.

Representative from Bureau of Engineering testified

Applicant representative responded to the issues brought by the appellant.

The Chair closed public hearing.

The Commission deliberated.

Motion: Grant the appeal in part; sustain the decision of the Advisory Agency; modify Conditions of Approval; adopt ENV 2006-1560-CE; adopt Findings.

Moved: Murley

Seconded: Andros

Ayes: Cochran, Romero, Epstein

Vote: 5-0

The Commission took recessed at 5:53 p.m. Reconvened at 6:00 p.m.

6. **TENTATIVE TRACT NO. 66127-1A**

CEQA: ENV 2006-3178-MND

Plan: North Hollywood-Valley Village

Council District: 4

Location: 11274-11280 W. La Maida St.

Expiration Date: 08/25/06

Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, from part of the decision by the Deputy Advisory Agency in approving Tentative Tract No. 66127

PROJECT: Tentative Tract Map No. 66127 to permit the construction of a 4-story, 12 unit condominium with 27 parking spaces on a 10,786 net square foot site in the R3-1VL zone.

APPLICANT: RTC Creative Developers, LLC

APPELLANTS: Sheila Cornell

STAFF RECOMMENDED DENIAL OF APPEAL.

Tina Vacharkulksemsuk (213) 978-1376

Staff presented the case.

The Chair opened public hearing.

Appellant testified against the project.

Applicant representative testified for the project and answered questions of the Commission.

There were four other speakers against the project.

Appellant rebutted to the testimony of the applicant representative.

The Chair closed public hearing.

The Commission deliberated.

Motion: Grant the appeal in part; sustain the decision of the Advisory Agency in approving Tentative Tract 66127; adopt revised Conditions of Approval; adopt ENV 2006-3178; and adopt Findings.

Moved: Murley

Seconded: Cochran

Ayes: Andros, Romero, Epstein

Vote: 5-0

Commissioner Murley left at 7:10 p.m.

7. **TENTATIVE TRACT NO. 65277-1A**
ZA-2006-1345-ZAA-1A

CEQA: ENV 2006-1262-MND

Plan: North Hollywood-Valley Village

Council District: 2

Location: 11941-11945 Burbank Blvd.

Expiration Date: 08/24/06

Appeal Status: Further appealable to City Council; Zoning Administrator's Adjustment not further appealable.

PUBLIC HEARING

AN APPEAL, from entire decision by the Deputy Advisory Agency in approving Tentative Tract No. 65277 and the Zoning Administrator's approval of ZA-2006-1345-ZAA.

PROJECT: Tentative Tract No. 65277 to permit the construction of a 19-unit condominium with 42 parking spaces including 4 guest parking spaces in the R4-1 zone, and; ZA-2006-1345-ZAA to permit a 15-foot front yard setback within an existing 27-foot building line, originally established by Ordinance No. 98,921.

APPLICANT: 11941-5 Burbank, LLC

APPELLANT: Eugene Sena

STAFF RECOMMENDED DENIAL OF APPEAL.

Luciralia Ibarra (213) 473-9983

Staff presented the case.

The Chair opened public hearing.

Appellant testified against the project and questioned the Staff's Findings.

Applicant testified for the project and answered questions of the Commission.

Appellant rebutted.

There were two additional speakers who supported the appeal and one for project.

A representative from the Neighborhood Council requested continuance.

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

Moved: Andros

Seconded: Cochran

Ayes: Romero, Epstein

Absent: Murley

Vote: 4-0

8. **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 8:01 p.m.

Matt Epstein, President

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

Adopted on _____

