

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, September 28, 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 Matt Epstein at 4:35 p.m.

Commissioners present: George Andros, Steve Cochran, Gordon Murley, Barbara Romero
Commissioner absent: None

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

None

2. **COMMISSION BUSINESS**

A. Advance Calendar

A motion to cancel October 12, 2006 meeting was moved by Commissioner Cochran and seconded by Commissioner Andros. Motion was unanimously voted.

B. Commission Requests

C, Minutes of August 24, 2006 and September 14, 2006 Meetings

Minutes were approved by consent without objections.

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

CEQA: ENV 2006-1262-MND
Plan: North Hollywood-Valley Village

Continued from 08/24/06

Council District: 2
Location: 11941-11945 Burbank Blvd.
Expiration Date: 08/24/06 ext.
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

APPELLANTS: Eugene Sena

STAFF RECOMMENDED DENIAL OF APPEAL.
Luciralia Ibarra (213) 473-9983

Staff presented the case.

The Chair opened public hearing.

Council District representative testified in support of the project.

No other speakers.

The Chair closed public hearing.

Motion: Grant the appeal in part of the Zoning Administrator's Adjustment. deny the appeal of the tract map; sustain the decision of the Deputy Advisory Agency in the letter dated May 22, 2006; modify and approve the grant clause of the Chief Zoning Administrator's letter dated May 24, 2006; adopt Findings, and adopt ENV 2006-1262-MND.

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

Vote: 5-0

4. **AA-2005-5903-PMLA-A1**
Related Case: ZA-2005-6045-ZAA

CEQA: ENV-2005-5904-MND
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2
Location: 14040 W. Milbank Street
Expiration Date: 09/30/06
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING COMPLETED JUNE 15, 2006.

AN APPEAL, of Condition No. 10b, requiring one-half guest parking space per dwelling for a total of ten required on-site parking spaces for a four-unit condominium on a 5,760 square foot lot.

APPLICANT: Shahab Ghods

APPELLANT: Shahab Ghods

STAFF RECOMMENDED DENIAL OF APPEAL.
Lynn Harper (213) 978-1467

Staff presented the case and answered questions of the Commission.

The Chair opened the public comment.

Applicant gave power point presentation of the project and answered questions of the Commission.

A speaker spoke in favor of the project.

The Chair closed public comment.

Commission deliberated.

Motion: Deny the appeal; sustain the action of the Advisory Agency; adopt Findings; and adopt ENV-2005-5904-MND.

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

Vote: 5-0

5. **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 ext.
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

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

Applicant's representative requested a continuance to October 26, 2006.

Two speakers clarified some issues concerning the continuance.

Motion: Approve request for continuance to October 26, 2006.

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

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 6:52 p.m.

Matt Epstein, President

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

Adopted on 11/09/06