

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, January 11, 2007
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 4:30 p.m.

Commissioners present: Steve Cochran, Gordon Murley, Barbara Romero
Commissioner absent: George Andros,

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

None

2. **COMMISSION BUSINESS**

A. Advance Calendar

Commissioner Cochran indicated he will not be available on February 8, 2007.

B. Commission Requests

The President reminded all Commissioners about Ethics Commission Mandatory training.

C Minutes of October 26, 2006, November 09, 2006, and December 14, 2006 Meetings

Minutes of Meetings for October 26, November 09, and December 14, 2006 were unanimously approved without objections.

Agenda Item Nos. 3, 6, and 8 were moved out of order and placed under consent calendar

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

VOTE: 3-0

3. **APCSV- 2006-6481-SPE-SPP**

CEQA: ENV 2006-6482-MND
Plan Canoga Park-Winnetka-Woodland
Hills-West Hills

Council District: 3
Location: 20300 West Ventura Boulevard
and 5371 North Del Moreno Drive
Expiration Date: 01/13/07
Appeal Status: Further appealable to City
Council .

PUBLIC HEARING COMPLETED OCTOBER 30, 2006

SPECIFIC PLAN EXCEPTION, pursuant to Section 11.5.7 F 1(f) of the Los Angeles Municipal Code (LAMC), to permit the location of a wireless telecommunication facility along a designated Scenic Highway within the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No.174,052);

EXCEPTION, pursuant to Section 11.5.7 F of the LAMC, from Section 7.E.1(e)(3) of the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No.174,052) to allow wireless telecommunication antennae and equipment to be installed on the rooftop of an existing office/retain building having an approximate height of 53'-6" , in lieu of the maximum height limit of 30 feet.

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7 C of the LAMC, with the Ventura-Cahuenga Corridor Specific Plan.

PROJECT: Installation, use and maintenance of an unmanned wireless telecommunication facility and appurtenant screening material, approximately 53'-6" high, on the rooftop of an existing commercial office building. Three (3) sectors of four (4) antennas each (a total of 12 antennas) will be located on the existing roof and screened to match the color and texture of the penthouse. Nine (9) equipment cabinets will be placed on the roof to supply the antennas.

APPLICANT: Cingular Wireless

STAFF RECOMMENDED APPROVAL OF REQUESTS AS FILED.
Thomas Lee Glick (818) 374-5062

APPROVED BY CONSENT WITHOUT OBJECTIONS.

Vote: 3-0 (Cochran, Murley, Epstein) (Absent: Andros, Romero)

6. **APCSV-2006-7553-ZC**
Related Case: VTT-67379

CEQA: ENV-2006-7546-MND
Plan: Reseda-West Van Nuys

Council District: 3
Location: 18332 – 18336 Ingomar Street
Expiration Date: 02/05/07
Appeal Status: Further appealable
to City Council by Applicant

PUBLIC HEARING COMPLETED NOVEMBER 21, 2006.

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 (Residential Agricultural Zone) to (T)(Q)R1-1 (Single Family Zone).

PROJECT: Construction, use, and maintenance of 6-lots to develop single-family homes, which will provide for 12 residential parking spaces on a 36,728 net square-foot site after required dedications.

APPLICANT: Tuscana Home, LLC.
Shawn Evenhaim, Representative

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE FROM RA-1 TO (T)(Q)R1-1 SUBJECT TO CONDITIONS OF APPROVAL.
Jack Chiang (818) 374-5045

APPROVED BY CONSENT WITHOUT OBJECTIONS.

VOTE: 3-0 (Cochran, Murley, Epstein) (Absent: Andros, Romero)

8. **APCSV-2006-6117-ZC**
Related Case: TT-65445

CEQA: ENV-2006-6110-MND
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 21502-21514 West Saticoy Street
Expiration Date: 12/18/06 ext.
Appeal Status: Further appealable
to City Council by Applicant

PUBLIC HEARING COMPLETED OCTOBER 03, 2006.

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, incidental to Tract Map No. 65445, from R1-1 to R3-1.

PROJECT: The construction, use, and maintenance of a 27-unit condominium with 54 on-site parking spaces plus 14 guest parking spaces on a 21,833 net square foot site in the proposed R3-1 Zone.

APPLICANT: 21514 Saticoy LLC.
Harvey Goodman, Representative

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE FROM R1-1 TO
(T)(Q)R3-1 SUBJECT TO CONDITIONS OF APPROVAL.
Nick Hendricks (213) 978-1394

APPROVED BY CONSENT WITHOUT OBJECTIONS.

VOTE: 3-0 (Cochran, Murley, Epstein) (Absent: Andros, Romero)

4. **DIR -2006-2490-COA-A1**

CEQA: ENV-2006-2401-CE
Plan: Van Nuys-N. Sherman Oaks

Council District: 6
Location: 14224 Kittridge Street
Expiration Date: 01/15/07
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, pursuant to Section 12.20.3F7, of the Municipal Code, of the Director of Planning's Determination of Certificate of Appropriateness – Van Nuys Historic Preservation Overlay District Ordinance No. 177,166.

PROJECT: The proposed project is for the construction of a 640 square foot second dwelling unit, 350 square foot storage room, and an approximately 300 square foot carport for a total of 1292 square feet. The proposed project is located at the rear of the property attached to the existing garage.

APPLICANT: Azizyan Asmik-Vahan Vahanyan

APPELLANT: Victoria Harris

STAFF RECOMMENDED DENIAL OF APPEAL.
Michelle Singh (818) 374-5048

Staff presented the case and answered questions from the Commission.

The President opened the public hearing.

Appellant and five other speakers testified in support of the appeal.

Applicant's representative testified for the project.

Council District representative testified on their recommended changes on the Conditions of Approval and answered questions of the Commission.

Applicant representative rebutted and volunteered some conditions.

The President closed the public hearing.

The Commission deliberated.

Motion: Grant the appeal in part; sustain the Director 's Determination for Certificate of Appropriateness; modify Conditions of Approval; adopt findings; and adopt ENV 2006-2491-CE.

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

VOTE: 3-1

5. **APCSV-2006-0251-ZC**

CEQA: ENV-2005-8401-MND

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

Council District: 3

Location: 20246-20252 W. Saticoy St.

Expiration Date: 01/11/07

Appeal Status: Further appealable to City Council by Applicant

PUBLIC HEARING COMPLETED NOVEMBER 13, 2006.

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1VL (Suburban Zone) to C2-1VL (Commercial Zone).

PROJECT: Construction of a new **9-unit apartment building, 2-stories, 27 feet high**, providing 10 parking spaces on the rear portion of a 22,452 square foot lot, with an existing mixed-use building fronting on Saticoy Street to remain.

APPLICANT: William Dinino

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE FROM RA-1VL TO C2-1VL SUBJECT TO CONDITIONS OF APPROVAL.

Frank N. Quon (818) 374-5036

Applicant requested a continuance to February 22, 2007.

Motion: Grant request for continuance to February 22, 2007.

Moved: Murley
Seconded: Cochran
Ayes: Epstein

Absent: Andros, Romero

VOTE: 3-0

7. **TENTATIVE TRACT MAP NO. 67052-A1**

CEQA: ENV-2006-4809-CE
Plan: Sherman Oaks-Studio
City-Toluca Lake-Cahuenga
Pass

Council District: 2
Location: 13530 Moorpark Street
Expiration Date: 10/16/06 ext.
Appeal Status: Further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from the entire decision by the Advisory Agency in approving Tentative Tract No. 67052 for the proposed 1-lot subdivision for a maximum 3-unit residential Condominium conversion project.

APPLICANT: EED Investments, LLC

APPELLANT: Hao Mike Zhang

STAFF RECOMMENDED DENIAL OF APPEAL.
James Quinn (213) 978-1351

Staff presented the case.

The President opened the public hearing.

Applicant's representative testified for the project.

Appellant's representative testified for the appeal.

The President closed the public hearing.

The Commission deliberated.

Motion: Deny the appeal; sustain the decision of the Advisory Agency in approving Tentative Tract No. 67052; adopt ENV 2006-4809-CE; and adopt Findings.

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

VOTE: 4-0

9. **ZA-2004-5664-CU-1A**

CEQA: ENV-2004-4295-MND
Plan: Encino-Tarzana

Council District: 3
Location: 5530 Donna Avenue
Expiration Date: 12/02/06 ext.
Appeal Status: Not further appealable.

***Continued from 11/09/06 and
12/14/06***

PUBLIC HEARING

TWO APPEALS, from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-W,9, of a Conditional Use to permit the construction, use and maintenance of a Hindu house of worship with administrative offices and on-site living quarters for clergy, caretakers and guests, with 41 on-site parking spaces in the RA-1 Zone.

(Note: Appellant **(1)** is appealing certain terms and conditions of the approval; Appellant **(2)** is appealing the entire approval.)

APPLICANT: Peter Spiegel, JKP Barsana Dham
Derek Jones, Representative

APPELLANTS: (1) Tarzana Property Owners Association
Leonard Shaffer, Representative

(2) Concerned Citizens of Tarzana
Robert Glushon, Representative

STAFF RECOMMENDED DENIAL OF APPEALS.
Linn K. Wyatt (213) 978-1473

Staff presented the case.

The President opened the public hearing.

Representatives for both appellants testified for the appeal.

A total of fourteen speakers testified in support of the appeal.

Applicant's representative and seventeen other speakers testified for the project.
A number of people were asked to stand to show support of the project.

Representatives for both applicant and appellants rebutted.

Council District representative testified for the project. However, made some recommendations on Conditions of Approval.

Planning staff further discussed the parking issues.

The President closed public hearing.

The Commission deliberated.

Motion: Grant the appeal in part; sustain the decision of the Zoning Administrator; modify Conditions of Approval; adopt the Zoning Administrator's findings; adopt Mitigated Negative Declaration No. ENV-2004-4295-MND

Moved: Cochran

Seconded: Murley

Ayes: Romero, Epstein

Absent: Andros

VOTE: 4-0

10. PUBLIC COMMENT PERIOD

None

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 9:17 p.m.

Matt Epstein, President

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

Adopted on _____

