

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, January 25, 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 4:31 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

None

B. Commission Requests

None

C. Approve Policy on Submittal of Written Materials on Agendized Items.
– **MOTION REQUIRED**

Planning Staff explained the new policy on submittal of written materials for agendized items adopted by the City Planning Commission.

After a short discussion, a motion to adopt the policy was made by Commissioner Andros and seconded by Commissioner Murley. All five Commissioners voted in favor.

Agenda Item No. 5 was moved out of order. Taken as Item No. 3.

5. **APCSV-2006-5750-BL**

CEQA: ENV-2006-5410-MND
Plan: Van Nuys-N. Sherman Oaks

Council District: 2
Location: 15024 West Magnolia Boulevard
Expiration Date: 01/25/07
Appeal Status: Further appealable
to City Council, if denied

PUBLIC HEARING COMPLETED OCTOBER 03, 2006

BUILDING LINE REMOVAL, pursuant to Section 12.32 of the Municipal Code, of a 30-foot building line on the south side of Magnolia Boulevard

PROJECT: Construction of a six-unit condominium project, with 14 parking spaces on a 7,399 square foot lot. (Note: A separate application has been filed under Tentative Tract No. 66832 for the condominium subdivision with the Advisory Agency).

APPLICANT: Fred Majoubi
Tala Associates, Representative

STAFF RECOMMENDED APPROVAL OF BUILDING LINE REMOVAL.
Nicholas Polimeni (818) 374-5046

Staff made a short presentation of the case.

No speakers and no discussion made.

Motion: Approve request for Building Line Removal of a 30-foot building line established by Ordinance No. 101,141; adopt Mitigated Negative Declaration No. ENV 2006-5410-MND; and adopt findings.

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

VOTE: 5-0

3. **APCSV- 2006-4350-SPE-SPP**

CEQA: ENV 2006-4351-MND
Plan Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 4
Location: 3151 North Cahuenga Blvd.
Expiration Date: 01/30/07
Appeal Status: Further appealable to City Council .

PUBLIC HEARING COMPLETED DECEMBER 18, 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) and within the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943);

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/retail building having an approximate height of 59 feet, in lieu of the maximum height limit of 30 feet;

EXCEPTION, pursuant to Section 11.5.7 F of the LAMC, from Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No.167,943) to provide design review of a wireless telecommunication antennas and accessory equipment by the South Valley Area Planning Commission in the place of the Mulholland Design Review Board;

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7 C of the LAMC, with the Mulholland Scenic Parkway Specific Plan (Ordinance No.167,943); **and**

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7 C of the LAMC, with the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052)..

PROJECT: Installation, use and maintenance of an unmanned wireless telecommunication facility and appurtenant screening material, approximately 59 feet high, on the rooftop of an existing commercial office building to be co-located with an existing telecommunication facility. Twelve (12) panel antennas will be located on the rooftop and screened to match the color and texture of the rooftop. Four (4) equipment cabinets will be placed on the rooftop and will supply the 12 antennas.

APPLICANT: T-Mobile

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

Staff presented the case.

The President opened the public comment.

Applicant's representative spoke for the project and answered questions of the Commission.

One speaker spoke in support of the Planning Staff's recommendation.

Applicant's representative rebutted.

The President closed the public comment.

The Commission deliberated.

Motion: Approve the request for a Specific Plan Exception, pursuant to Section 11.5.7.F 1(f) of the LAMC to permit the location of a wireless telecommunication facility along a designated Scenic Highway within the Ventura-Cahuenga Boulevard Corridor Specific Plan and the Mulholland Scenic Parkway Specific Plan subject to the Conditions of Approval;

Approve an Exception from Section 7.E.1.c 2 of the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052) to allow wireless telecommunication antennas and equipment to be installed on the rooftop of an existing office/retail building having an approximate height of 59 feet, in lieu of the maximum height limit of 30 feet.

Approve the Project Permit Compliance determination, pursuant to Section 11.5.7.C of the LAMC, as required by the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052).

Disapprove an Exception from Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943) to provide design review of a wireless telecommunication antennas and accessory equipment by the South Valley Area Planning Commission in the place of the Mulholland Design Review Board.

Disapprove the applicant's request that the Project Permit Compliance determination, pursuant to the requirements of both Section 11.5.7.C of the LAMC and the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), be made by the South Valley Area Planning Commission in the place of the Director of Planning.

Approve the environmental clearance for the proposed project under Mitigated Negative Declaration No. ENV-2006-4351-MND.

Adopt the attached Findings.

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

VOTE: 5-0

Agenda Item Nos. 11 and 12 were moved out of order and taken as Item Nos. 5 and 6.

The President announced that both parties of the subject cases requested a continuance to further discuss the matter. Two speakers in attendance agreed to the continuance.

11. **ZA-2006-2141-ZAD-1A**

CEQA: ENV-2006-2142-MND
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 4
Location: 7212 West Sunnydip Trail
Expiration Date: 01/27/07.
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 12.24-X21, of a Zoning Administrator's Determination to permit the construction, use and maintenance of a 1,500 square-foot single-family dwelling on a 2,375 square-foot lot fronting on a Substandard Hillside Limited Street, with proposed 3-foot side yards in lieu of the required 4 feet, and without providing the required dedication of one-half of the required street for the full width of the frontage of the lot in the R1-1 Zone, as otherwise required in Section 12.27-A,17 of the Municipal Code.

APPLICANT: Steve Head
Ellia Thompson, Representative

APPELLANT: Steve Head
Ellia Thompson, Representative

STAFF RECOMMENDED DENIAL OF APPEAL.
Leonard S.Levine (213) 220-6187

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

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

VOTE: 5-0

12. **ZA-2006-2143-ZAD-1A**

CEQA: ENV-2006-2142-MND
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 4
Location: 7216 West Sunnydip Trail
Expiration Date: 01/27/07.
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 12.24-X21, of a Zoning Administrator's Determination to

permit the construction, use and maintenance of a 1,500 square-foot single-family dwelling on a 2,375 square-foot lot fronting on a Substandard Hillside Limited Street, with proposed 3-foot side yards in lieu of the required 4 feet, and without providing the required dedication of one-half of the required street for the full width of the frontage of the lot in the R1-1 Zone, as otherwise required in Section 12.27-A, 17 of the Municipal Code.

APPLICANT: Steve Head
Ella Thmpson, Representative

APPELLANT: Steve Head
Ella Thmpson, Representative

STAFF RECOMMENDS DENIAL OF APPEAL.
Leonard S. Levine (213) 220-6187

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

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

VOTE: 5-0

4. **APCSV-2006-1224-ZC-CUB-CUX-ZAD**

CEQA: ENV-2003-8913-MND-REC
Plan: Canoga Park-Winnetka-
Woodland Hills- West Hills

Council District: 3
Location: 23577 W. Calabasas Road
Expiration Date: 01/31/07
Appeal Status: Further appealable to
Council by applicant

PUBLIC HEARING COMPLETED NOVEMBER 13, 2006.

ZONE CHANGE, pursuant to Section 12.32 F of the Municipal Code, from RA-1VL (Suburban Zone) and C1-1VL (Limited Commercial Zone) to C2- 1VL (Commercial Zone);

CONDITIONAL USE, pursuant to Section 12.24 of the Municipal Code for the following:

- a. Section 12.24 W 1, to permit the sale or dispensing of a full line of alcoholic beverages for consumption on the premises;
- b. Section 12.24 W 18 (a), to permit live entertainment-dancing; **and**

DETERMINATION, pursuant to Section 12.24 x 22 of the Municipal Code, to permit a maximum building height of 39.25 feet in lieu of the 25 foot and 33 foot transitional height restriction for a building within 0 to 49 and 50 to 99 feet, respectively, from a lot classified in the RW-1 or more restrictive zone.

PROJECT: Construction of a two-story, maximum 39.25 foot high, 9,400 square foot restaurant with 95 parking spaces on 2 subterranean levels, and 31 tuck-under parking spaces, for a total of 116 parking spaces. The proposed restaurant will seat 262 persons and have a staff of 36 full time members, dining hours of operation will be 10:00 AM to 2:00 AM seven days a week, serve a full line of alcoholic beverages and have live music from 6:00 PM to 12:00 AM seven days a week. The proposed project is located on an approximately 29,025 square foot lot.

APPLICANT: Bernard & Cynthia Rosenson, Calabasas Properties LLC.

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE TO (T)(Q)C2-1VL, APPROVAL OF THE CONDITIONAL USE, AND DETERMINATION SUBJECT TO CONDITIONS OF APPROVAL.
Franklin N. Quon, (818) 374-5036

Staff presented the case.

The President opened the public comment.

Applicant's representative spoke for the project. He requested Conditions of Approval be modified to reduce the number of required parking spaces.

There were three other speakers in support of the project.

The President closed the public comment.

The Commission deliberated.

Motion: Approve request for zone change from RA-1VL and C1-1VL to (T)(Q)C2-1VL subject to the Conditions of Approval; approve Condition Use to permit the sale or dispensing of a full line of alcoholic beverages for consumption on the premises and to permit live entertainment-dancing; approve the Determination to permit a maximum building height of 39.25 feet in lieu of the 25-foot and 33-foot transitional height restriction for a building within 0 to 49 and 50 to 99 feet respectively, from a lot classified in the RW-1 or more restrictive zone subject to Conditions of Approval; adopt Mitigated Negative Declaration No. ENV 2003-8913 MND-REC; and adopt findings.

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

VOTE: 5-0

6. **DIR-2006-8020-SPP-1A**

CEQA: ENV-2006-8021-CE
Plan: Sherman Oaks-Studio City-Toluca-
Lake-Cahuenga Pass

Council District: 5
Location: 13125 Ventura Boulevard
Expiration Date: 01/28/07
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, pursuant to Section 11.5.7.C.6 of the Los Angeles Municipal Code, of the Director of Planning's Determination of Project Permit Compliance Conditional Approval – Ventura-Cahuenga Boulevard Corridor Specific Plan.

PROJECT: A Specific Plan Project Permit Compliance for installation of one pole sign with an overall height of twelve (12) feet and a thirty-two (32) square foot sign face.

APPLICANT: New Dimension Furniture

APPELLANT: Eshagh Massachi

STAFF RECOMMENDED DENIAL OF APPEAL.
Christopher E. Jackson (818) 374-5054

Staff presented the case and answered questions of the Commission.

The President opened the public hearing.

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

Appellant testified for the appeal.

The President closed the public hearing.

The Commission deliberated. Some discussion ensued on reducing the size, changing the orientation, square footage and landscaping of the project. A recommendation to continue the matter was brought up for further discussion. However, the applicant did not agree to the extension of time.

Motion: Grant the appeal in part, modify Conditions of Approval;
modify Findings; and adopt ENV 2006-8021-CE.

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

VOTE: **3-2**

7. **DIR-2006-7255-SPP-1A**

CEQA: ENV-2006-7256-CE
Plan: Canoga Park-Winnetka-Woodland
Hills-West Hills

Council District: 3
Location: 21938 Costanso Street
Expiration Date: 01/29/07
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, pursuant to Section 11.5.7.C.6 of the Los Angeles Municipal Code, of the Director of Planning's Determination of Project Permit Compliance Conditional Approval – Ventura-Cahuenga Boulevard Corridor Specific Plan.

PROJECT: In conjunction with a change-of-use from storage to retail and restaurant to an existing 894 sq. ft. building, pursuant to the LAMC Section 11.5.7.C, and a request to the Director of Planning to enter into Covenant and Agreement with the Department of Transportation (DOT) for payment of six (6) parking spaces as permitted by Section 7.F.2 of the Ventura Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 173,445).

APPLICANT: Jennifer McGrath

APPELLANT: Raymond Kurzeka
Kurzeka Enterprises, Inc.

STAFF RECOMMENDED DENIAL OF APPEAL.
Christopher E. Jackson (818) 374-5054

Staff presented the case and answered questions of the Commission.

The President opened the public hearing.

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

Appellant testified for the appeal.

Applicant rebutted.

The President closed the public hearing.

The Commission deliberated.

Motion: Deny the appeal; adopt the Conditions of Approval and Findings of the Director's Determination dated October 25, 2006; adopt ENV 2006-7256-CE.

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

VOTE: 4-1

8. **ZA-2006-6468-F-1A**

CEQA: ENV-2006-6469-CE
Plan: Reseda-West Van Nuys

Council District: 12
Location: 6846 North Jellico Avenue
Expiration Date: 02/11/07.
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 12.24-X,7, of a Zoning Administrator's Determination to permit a fence 7 feet 4 inches in height in lieu of the maximum 3 feet 6 inches otherwise allowed in the front yard pursuant to Section 12.21-C,1(g) of the Municipal Code in the R1 Zone.

APPLICANT: Ramon Guzman

APPELLANT: Ramon Guzman

STAFF RECOMMENDED DENIAL OF APPEAL.
Daniel Green (213) 978-1304

Staff presented the case and answered questions of the Commission.

The President opened the public hearing.

Applicant's representative testified for the project.

The President closed the public hearing.

The Commission deliberated.

Motion: Deny the appeal; sustain the actions of the Zoning Administrator; adopt findings contained in the Zoning Administrator's Determination letter dated November 13, 2006; did not adopt ENV 2006-6469-CE.

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

VOTE: 5-0

9. **ZA-2006-3023-ZAA-1A**

CEQA: ENV-2004-7893-MND
Plan: Reseda-West Van Nuys

Council District: 6
Location: 6840-6850 North De Celis Place
Expiration Date: 02/10/07.
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 Sections 12.21-C,2)(a) of the Los Angeles Municipal Code to permit a building separation of 8 feet in lieu of the required 10 feet for Units 1-7, 12-25 and 30-36, in conjunction with the construction, use and maintenance of 36 detached condominiums.

APPLICANT: Kelvin Parker, Richmond American Homes

APPELLANT: Kelvin Parker, Richmond American Homes

STAFF RECOMMENDED DENIAL OF APPEAL.
Michael Young (213) 978-1304

Staff presented the case.

The President opened the public hearing.

Applicant/Appellant testified for the project/appeal. and answered questions of the Commission.

Council District representative recommended continuance of the matter to allow applicant/appellant time to meet with the community and the Council District Office and present his project.

The President closed the public hearing.

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

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

VOTE: 5-0

10. **ZA-2006-4387-ZV-1A**

CEQA: ENV-2006-4388-MND
Plan: North Hollywood

Council District: 6
Location: 11835 Vanowen Street
Expiration Date: 02/05/07.
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance from Section 12.10-A, to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with a 3,000 square-foot market with 12 parking spaces, having hours of operation from 8 a.m. to 10 p.m. seven days a week in the R3-1 Zone.

APPLICANT: Salah Saleh
Patrick Panzarello, Representative

APPELLANT: Salah Saleh
Patrick Panzarello, Representative

STAFF RECOMMENDED DENIAL OF APPEAL.
Michael Young (213) 978-1304

Staff presented the case.

The President opened the public hearing.

Applicant/Appellant and his representative testified for the project/appeal.

Two speakers testified against the project/appeal,

Council District representative testified against the project and recommended to deny the appeal and sustain the staff recommendation.

Applicant/Appellant rebutted.

The President closed the public hearing.

The Commission deliberated.

Motion: Deny the appeal; sustain the staff recommendation, adopt staff findings;
and do not adopt ENV 2006-4388-MND

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

VOTE: **5-0**

13. **PUBLIC COMMENT PERIOD**

None

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 8:41 p.m.

Matt Epstein, President

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

Adopted on 030807