

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, February 08, 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 4:38 p.m.

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

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

Planning Staff made a brief presentation of the Department's Strategic Planning.

2. **COMMISSION BUSINESS**

A. Advance Calendar

Commissioner Cochran will not be available on March 22, 2007.

B. Commission Requests

- A request was made by Commissioner Cochran to include in the next meeting agenda a discussion regarding his teleconference participation of the meeting when he is on business trips.

The Commission agreed to this request.

- The President recommended to amend the Policy on Submittal of Written Materials on Agendized Items adopted January 25, 2007 to reduce the number of required copies of documents from 20 copies to 8 copies.

All four Commissioners present unanimously approved the amendment by consent without objection.

3. **AA- 2005-1537-PMLA-M-A1**
Related Case: ZA-2005-1715-ZAA

CEQA: ENV 2005-1715-MND
Plan Canoga Park-Winnetka-Woodland
Hills-West Hills

Council District: 3
Location: 22276-22266 West Avenue
San Luis
Expiration Date: 01/30/07
Appeal Status: Not further appealable to
City Council .

PUBLIC HEARING COMPLETED AUGUST 04, 2005

AN APPEAL, in part of the Advisory Agency's approval, of a request to delete the Bureau of Engineering requirements to improve Avenue San Luis to Hillside Collector Street Standards, for the proposed two-parcel single-family subdivision of one 15,300 square-foot lot in the R1-1 zone.

APPLICANT: Michael Gesas, Owner

APPELLANT: Michael Gesas, Owner

STAFF RECOMMENDED GRANTING OF APPEAL IN PART BY MODIFYING
CONDITION 1A.

Lynn Harper (213) 978-1310

Staff presented the case and answered questions of the Commission.

The President opened the public comment.

Applicant's representative spoke regarding their request to modify Conditions of Approval by deleting the Bureau of Engineering's requirement, Condition C-1a, regarding street improvement on Avenue San Luis. He also answered questions of the Commission.

The President closed the public comment.

The Commission deliberated.

Motion: Grant the appeal in part; by modifying Conditions of Approval C-1a; sustain the findings and other conditions of the Deputy Advisory Agency; and adopt ENV 2005-1538-MND.

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

VOTE: 4-0

4. **TENTATIVE TRACT NO. 67643-1A**

CEQA: ENV 2006-8290-MND
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2
Location: 4513-4521 North Fulton Avenue
Expiration Date: 01/17/07 ext.
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, of the entire decision by the Deputy Advisory Agency in approving Tentative Tract 67643 for the demolition of a 16-unit apartment, for the construction of an 18-unit condominium in the R3-1 zone with a total of 45 parking spaces (2.5 parking ratio).

APPLICANT: Tala Associates

APPELLANTS: Lisa Seidmon (Representing 40 Neighbors)

STAFF RECOMMENDED DENIAL OF APPEAL.
Nick Polimeni (818) 374-5046

Staff presented the case and answered questions of the Commission.

The President opened the public hearing.

Appellant's representative testified for the appeal referring to her letter dated February 8, 2007.

Applicant's representative and one speaker testified for the project.

Fourteen speakers, including a representative from the Neighborhood Council, testified in support of the appeal

Both representatives of the applicant and appellant rebutted.

Department of Transportation representative testified in response to the community's concerns on traffic issues and answered questions of the Commission.

Council District representative testified in support of the appeal and recommended a continuance to allow more time for review of the CEQA clearance and other issues.

The President closed the public hearing.

Motion: Continue the public hearing on March 8, 2007 to allow time for review of the CEQA clearance and other issues.

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

VOTE: 5-0

5. **DIR-2003-8567-DRB-SPP**

CEQA: ENV-2003-8568-CE
Plan: Sherman Oaks-Studio City-Toluca-
Lake-Cahuenga Pass

Council District: 5
Location: 3721 N. Ventura Canyon Avenue
Expiration Date: 02/12/07
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, of the Director of Planning's **Disapproval** of Design Review and Project Permit Compliance, pursuant to Section 11.A , of the Mulholland Scenic Parkway Specific Plan.

PROJECT: Construction of a new 4,534 square-foot (including an 849 square-foot, attached two-car garage/stair entry/storage level), two-story over garage, single family residence, on a 13,995 square-foot lot. The maximum proposed building height is 36 feet. The project is in the Outer Corridor, downslope, and not visible from Mulholland Drive.

APPLICANT: Kemyar Tafreshi
Reuben Walters, Representative

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

Staff presented the case.

The Vice President opened the public hearing.

An attorney representing the neighborhood and five other speakers testified against the project and in support of the Planning staff recommendation.

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

Representative from the neighborhood rebutted.

Council District representative testified in support of the staff recommendation to deny the appeal.

The Vice President closed the public hearing.

The Commission deliberated.

Motion: Deny the appeal; sustain the determination of the Director of Planning and adopt the findings.

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

VOTE: 4-0

6. **PUBLIC COMMENT PERIOD**

None

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 7:40 p.m.

Matt Epstein, President

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

Adopted on 030807