

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, February 22, 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 4:37 p.m.

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

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

Planning Director Gail Goldberg came and discussed the Department's accomplishments to date. She also presented her strategic plans and answered questions of the Commission.

2. **COMMISSION BUSINESS**

A. Advance Calendar

None

B. Commission Requests

The President requested to have a joint meeting with members of the North Valley Area Planning Commission with Gail Goldberg, Planning Director, to discuss some issues and concerns.

C. Minutes of January 11, 2007 Meeting

The Commission adopted the Minutes of January 11, 2007 Meeting.

3. [APCSV-2006-0251-ZC](#)

CEQA: ENV-2005-8401-MND-REC
Plan: Canoga Park-Winnetka-Woodland
Hills-West Hills

Council District: 3
Location: 20246-20252 W. Saticoy St.
Expiration Date: 02/22/07
Appeal Status: Further appealable
to City Council by Applicant

Continued from 01/11/07

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 (T)(Q)C2-1VL SUBJECT TO CONDITIONS OF APPROVAL.
Frank N. Quon (818) 374-5036

Staff presented the case.

The President opened the public comment.

Applicant's representative spoke for the project.

Council District representative spoke in favor of the project with some suggested modifications on the Conditions of Approval.

There were no other speakers.

The President closed the public comment.

Motion: Approve the request for a zone change from RA-1VL to (T)(Q)C2-1VL subject to Conditions of Approval; adopt staff findings; and adopt Mitigated Negative Declaration No. ENV-2005-0251.

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

VOTE: 5-0

4. **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 ext.
Appeal Status: Not further appealable
to City Council

Continued from 01/25/07

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 testified for the project and stated that have met with the neighbors and the Council District Office.

Council District representative testified in support of the project and answered questions of the Commission.

The President closed the public hearing.

The Commission deliberated.

Motion: Grant the appeal; overturn the action of the Zoning Administrator; grant an Adjustment to permit a building separation of 8 feet in lieu of the required 10 feet in conjunction with the construction, use and maintenance of 36 detached condominiums; modify the findings of the Zoning Administrator; and adopt ENV 2004-7893.

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

VOTE: 3-2

Agenda Item Nos. 5 and 6 were discussed simultaneously as they were related.

5. **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 ext.
Appeal Status: Not further appealable
to City Council

Continued from 01/25/07

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 with an attached 750 square-foot, three-car garage, total project size 2,250 square-foot, 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

Staff presented the case.

The President opened the public hearing.

Applicant/Appellant testified for the project/appeal.

One speaker testified in support and four against the project.

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

Applicant's representative rebutted and answered questions of the Commission.

The President closed the public hearing.

The Commission deliberated.

Motion: Grant the appeal in part; modify the Conditions of Approval and Findings; adopt Mitigated Negative Declaration No. ENV-2006-2142-MND.

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

VOTE: 5-0

6. **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

Continued from 01/25/07

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 Thompson, Representative

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

SEE DISCUSSION ON ITEM NO. 5.

Motion: Grant the appeal in part; modify the Conditions of Approval and Findings, adopt Mitigated Negative Declaration No. ENV-2006-2142-MND.

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

VOTE: 5-0

Agenda Item Nos. 7 and 8 were discussed simultaneously as they were related.

7. **VESTING TENTATIVE TRACT NO. 67495-1A**

CEQA: ENV 2006-6587-MND
Plan: North Hollywood-Valley Village

Council District: 4
Location: 11022 Camarillo Street
Expiration Date: 01/28/07 ext.
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, of the entire decision by the Deputy Advisory Agency's approval of Tentative Tract 67495 to permit the construction of a 15-unit condominium in the [Q]C2-1VL and R3-1 zones with a total of 34 parking spaces (2.25 parking ratio).

APPLICANT: Hugh Finkle Enterprises
Eric Leiberman, QES, Inc., Representative

APPELLANTS: Cynthyny "Bo" Lebo (Representing "Environmental of People Foundation, New Education Option, Interguild Credit Union, Halcyon Center of Child Studies, and various trade and business groups)

STAFF RECOMMENDED DENIAL OF APPEAL.
Jack Chiang (818) 374-5045

Staff presented the case.

The President opened the public hearing.

Appellant's representative and one speaker testified for the appeal.

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

Two other speakers testified in support of the project.

Appellant's representative rebutted.

The President closed the public hearing.

The Commission deliberated.

Motion: Grant the appeal in part; modify Conditions of Approval and Findings; adopt Mitigated Negative Declaration No. ENV-2006-6587.

Moved: Andros

Seconded: Murley

Ayes: Cochran, Romero, Epstein

VOTE: 5-0

8. **ZA-2006-6643-ZV-1A**

CEQA: ENV-2004-7893-MND

Plan: North Hollywood-Valley Village

Council District: 4

Location: 11022 Camarillo Street

Expiration Date: 01/17/07 ext.

Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.27, of a Variance from Sections 12.14, to permit a uniform Floor Area Ratio (F.A.R.) of 2.53:1 for the entire project site in lieu of the required 3:1 F.A.R. for the R3-1 zoned portion of the site, and 1.5:1 F.A.R. for the [Q]C2-1VL zoned portion of the site.

APPLICANT: Hugh Finkle Enterprises, LLC
Eric Lieberman, Representative

APPELLANT: Cynthyny "Bo" Lebo

STAFF RECOMMENDS DENIAL OF APPEAL.

Jack Chiang (818) 374-5045

SEE DISCUSSION ON ITEM NO. 7.

Motion: Deny the appeal; sustain the action of the Zoning Administrator; adopt Mitigated Negative Declaration No. ENV-2004-6643-MND.

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

VOTE: 5-0

9. **TENTATIVE TRACT NO. 64490-1A**

CEQA: ENV 2005-9145-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2
Location: 4343 Mammoth Avenue
Expiration Date: 03/03/07
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, of the entire decision by the Deputy Advisory Agency's approving Tentative Tract 64490 for a maximum 14-unit condominium conversion on a 0.26 net acre (11,506 net square-feet) site.

APPLICANT: Serrano Development Group/CJA Corporation

APPELLANT: Robert Kozberg (On behalf of the building tenants)

STAFF RECOMMENDED DENIAL OF APPEAL.
Julia Witz

Staff presented the case.

The President opened the public hearing.

Appellant testified for the appeal.

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

Two speakers testified against the project.

Both the appellant and the applicant rebutted.

The President closed the public hearing.

Motion: Grant the appeal in part; modify Conditions of Approval and Findings; adopt ENV-2005-9145-CE.

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

VOTE: 5-0

Below item was moved out of order and was taken as the last item.

2. D. Discussion on "Brown Act's Requirements for Teleconference Meeting as set forth in Government Code Section 54953

The Deputy City Attorney discussed the subject matter summarizing the requirements for Teleconference Meeting as set forth in Government Code Section 54953.

Commissioner Romero moved that the Commission authorize to use this method by any absent member, if they wish, to participate in the Commission meeting discussion.

It was seconded by Commissioner Murley and approved by Commissioners Andros and Cochran. Commission President voted no.

10. **PUBLIC COMMENT PERIOD**

None

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 8:29 p.m.

Matt Epstein, President

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

Adopted on _____