

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, March 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 4:34 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

Commissioner Romero will not be available on April 12, 2007 Meeting.

B. Commission Requests

None

C. Minutes of January 25, 2007 and February 08, 2007 Meetings

Minutes of January 25, 2007 and February 08, 2007 Meetings were adopted by the Commission.

3. [APCSV- 2006-3943-SPE](#)

Related Case: DIR -2006-2284-DRB-SPP-MSP

CEQA: ENV 2006-3944-CE
Plan Bel-Air Beverly Crest

Council District: 5
Location: 14700 Mulholland Drive
Expiration Date: 03/08/07
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED JANUARY 22, 2007

SPECIFIC PLAN EXCEPTION, pursuant to Section 11.5.7 F 1(f) of the Los Angeles Municipal Code (LAMC), from the following provisions of Mulholland Scenic Parkway Specific Plan (Ordinance No.167,943):

- a. Specific Plan Section 5.D.3.a to permit a 0-foot front yard setback in lieu of minimum twenty (20) percent of the depth of the lot, but to exceed a maximum of 40 feet, as required by that Section; **and**
- b. Specific Plan Section 5.D.2.a to permit the dwelling to be 20 feet, 10 inches high in lieu of the maximum 15 feet limitation required for projects within the first 100 feet of the Mulholland Drive right-of-way.

PROJECT: Construction of a 1,486 square-foot addition to an existing 5,654 square-foot single-family dwelling on a 6.2 acre lot.

APPLICANT: Hyon Chough
Andrew Alper, Representative

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.

There were no other speakers.

The President closed the public comment.

Motion: Approve the request for Specific Plan Exceptions to permit a 0-foot yard setback in lieu of the required minimum twenty percent of the depth of the lot (but not to exceed a maximum of 40 feet); and the dwelling to be 20 feet, 10 inches high in lieu of the maximum 15-foot limitation, subject to the Conditions of Approval; adopt findings and adopt ENV-2006-3944-CE.

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

VOTE: 5-0

4. **AA- 2005-6852-PMLA-1A**
Related Case: ZA-2005-7437-ZV

CEQA: ENV 2005-6853-MND
Plan Reseda-West Van Nuys

Council District: 3
Location: 7430 N. Enfield Avenue
Expiration Date: 03/14/07
Appeal Status: Not further appealable to City Council

PUBLIC HEARING COMPLETED MARCH 16, 2006

AN APPEAL, from the Advisory Agency's decision in approving a new three-parcel single-family development on a 0.5 acre lot.

APPLICANT: Parvin Naji Mahmood Zadeh, Owner

APPELLANTS: Franklin Dolezal
Walt Sweeney – Chair of Reseda Neighborhood Council

STAFF RECOMMENDED DENIAL OF APPEAL
Lynn Harper (213) 978-1310

Staff presented the case.

The President opened the public comment.

Appellant spoke for the appeal; stated there were 85 signatures on the petition against the project. People opposed to the project were asked to stand up.

Nine other speakers spoke in support of the appeal.

Applicant's representative spoke for the project.

Council District representative spoke in support of the appeal.

Appellants rebutted.

The President closed the public comment.

The Commission deliberated.

Motion: Grant the appeal; disapprove Parcel Map No. AA-2005-6852; adopt modified findings and did not adopt Mitigated Negative Declaration No. ENV-2005-6853.

Moved: Murley

Seconded: Romero

Ayes: Andros, Cochran, Epstein

VOTE: 5-0

Agenda Item No. 9 was moved out of order and was taken as Item No. 5:

9. **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

Continued from 02/08/07

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 addressed all the issues brought by the appellant.

The President opened the public hearing.

A representative from the Department of Transportation testified in support of the project.

Representative from Building and Safety also testified in concurrence with the Planning Staff and made himself available for any questions by the Commission.

Appellant's representative and their geologist testified for the appeal.

Applicant's representative testified for the project and concurred with the representatives from Department of Transportation and Building and Safety.

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

Council District representative testified in support of the project with some suggested modifications on the Conditions of Approval to mitigate the concerns of the neighborhood. She also answered the questions of the Commission.

The appellant's and the applicant's representatives both rebutted.

The President closed the public hearing.

The Commission deliberated.

Motion: Grant the appeal in part; modify the Conditions of Approval including construction time from 8 a.m. to 5 p.m. Monday through Saturday, no balcony facing the residential areas; open space deck shall be located away from the residences and towards the center of the building; trash pickup time from 7 a.m. to 5 p.m., vehicular access of the project shall be limited to Fulton Avenue and no left turns into or existing the property; modify findings; adopt ENV 2006-8290-MND.

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

VOTE: 5-0

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

5. [DIR-2005-9091-DRB-SPP](#)

CEQA: ENV-2005-9092-CE
Plan: Canoga Park-Winnetka-Woodland Hills-West Hills

Council District: 3
Location: 4427 San Blas Avenue
Expiration Date: 03/27/07
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, of the Director of Planning's Conditional Approval of Design Review and Project Permit Compliance, pursuant to Section 11.A of the Mulholland Scenic Parkway Specific Plan and Section 11.5.7 of the LAMC.

PROJECT: Construction of a 3,995 square-foot (including an attached 2-car garage), three-story, single-family residence, on a 14,804 square-foot lot. The maximum project height is 40 feet. The project is in the Outer Corridor, downslope, and visible from Mulholland Drive.

APPLICANT: Vladimir Meyliker
Progetti, Inc., Representative

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

Staff presented the case.

The President opened the public hearing.

Appellant and one other speaker testified against the proposal.

Applicant's representative testified for the project and in support of Planning Staff's recommendation.

Appellant rebutted.

The President closed the public hearing.

The Commission deliberated.

Motion: Grant the appeal in part; modify Conditions of Approval
sustain the determination of the Director of Planning;
adopt the findings; and adopt ENV No. 2005-9092-CE.

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

VOTE: 5-0

6. [**DIR-2005-9150-DRB-SPP**](#)

CEQA: ENV-2005-9151-CE
Plan: Canoga Park-Winnetka-Woodland
Hills-West Hills

Council District: 3
Location: 4505 San Blas Avenue
Expiration Date: 03/27/07
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, of the Director of Planning's Conditional Approval of Design Review and Project Permit Compliance, pursuant to Section 11.A of the Mulholland Scenic Parkway Specific Plan and Section 11.5.7 of the LAMC.

PROJECT: Construction of a new 3,476 square-foot (including an attached 2-car garage), two-story over basement, single-family residence, on a 10,334 square-foot lot. The maximum proposed building height is 36 feet. The project is in the Outer Corridor, downslope, and visible from Mulholland Drive..

APPLICANT: Ekatherian Omelchenko
Progetti, Inc., Representative

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

See Discussion on Agenda Item No. 5

Motion: Grant the appeal in part; modify Conditions of Approval
sustain the determination of the Director of Planning;
adopt the findings; and adopt ENV No. 2005-9151-CE.

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

VOTE: 5-0

7. **ZA-2006-7331-CU-1A**

CEQA: ENV-2006-7332-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2
Location: 11426 West Ventura Boulevard
Expiration Date: 03/08/07.
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator=s denial, pursuant to Los Angeles Municipal Code Sections 12.24-F and 12.24-W,49, of a Conditional Use to authorize the construction, use and maintenance of a wireless communication facility consisting of six antennas located on the rooftop of a three-story building with the antennas and screening resulting in an overall building height of 47 feet 2 inches above grade where a maximum 30-foot height limit is permitted by the Ventura/Cahuenga Boulevard Corridor Specific Plan.

APPLICANT: T. Mobile USA
Jason Kozora, Representative

APPELLANT: Mobile USA
Jason Kozora, Representative

STAFF RECOMMENDED DENIAL OF APPEAL.
Lourdes Green (213) 978-1313

Staff presented the case.

The President opened the public hearing.

Applicant/Appellant's representative testified for the project.

Two speakers testified against the project.

Applicant/Appellant's representative rebutted.

The Commission deliberated.

Motion: Deny the appeal; sustain the action of the Zoning Administrator in disapproving the Conditional Use to authorize the construction, use and maintenance of a wireless communication facility on the rooftop of a three-story building; adopt findings; and did not adopt ENV No. 2006-7332-CE.

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

VOTE: 5-0

8. **ZA-2006-2792-ZAA-1A**

CEQA: ENV-2006-3005-CE
Plan: Canoga Park-Winnetka-Woodland Hills-West Hills

Council District: 3
Location: 22849 West Burbank Boulevard
Expiration Date: 03/08/07.
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denials, pursuant to Los Angeles Municipal Code Section 12.28, of: **1)** a Zoning Administrator's Adjustment to permit a Parcel "A" with a 15-foot lot width in lieu of the required minimum 20 feet as required under Sections 12.03 and 12.08-C; and **2)** a Zoning Administrator's Adjustment to permit a Parcel "B" observing a 1-foot side yard setback in lieu of the required 5 feet as required under Section 12.08-C,2.

APPLICANT: Guy Gill
Oscar Ensafi, Representative

APPELLANT: Guy Gill
Oscar Ensafi, Representative

STAFF RECOMMENDED DENIAL OF APPEAL.
Sue Chang (213) 978-3304

Staff presented the case.

The President opened the public hearing.

Applicant/Appellant testified for the project/appeal.

The President closed the public hearing.

The Commission deliberated.

Motion: Deny the appeal; sustain the action of the Zoning Administrator in disapproving the Zoning Administrator's Adjustment to permit a Parcel "A" with a 15-foot lot width and a Parcel "B" observing a one-foot side yard setback in lieu of the required 5 feet as required; adopt findings; and did not adopt ENV-2006-3005-CE.

Moved: Andros
Seconded: Cochran
Ayes: Murley, Romero
Absent: Epstein (left before deliberation)

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 9:31 p.m.

Matt Epstein, President

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

Adopted on _____