

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, May 10, 2007
Marvin Braude Constituent Service 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:	Gordon Murley, Barbara Romero
Teleconference Participation:	Steve Cochran
Commissioner absent:	George Andros

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

None

2. **COMMISSION BUSINESS**

A. Advance Calendar

None

B. Commission Requests

None

C. Minutes of March 22, 2007 Meeting

Minutes of March 22, 2007 was adopted and approved unanimously without objections.

3. **DIR-2005-7688-BSA-1A**

CEQA: N.A.

Plan: Encino-Tarzana

***Continued from 06/22/06,
12/14/06, and 04/26/07***

Council District: 5

Location: 17059 Escalon Drive

Expiration Date: 07/09/06 ext.

Appeal Status: Not further appealable

PUBLIC HEARING

APPEAL, from the Director's decision, pursuant to Los Angeles Municipal Code Section 12.26-K, that the Department of Building and Safety did not err or abuse discretion in the issuance of Order to Comply No. 1101 on October 5, 2005 for a retaining wall in excess of 6 feet in height.

APPLICANT: Steve Berman
Gideon Jacov, Representative

APPELLANT: Steve Berman
Gideon Jacov, Representative

STAFF RECOMMENDED DENIAL OF APPEAL

Patricia Brown (213) 978-1306

The Commission received an inter-department correspondence from the Acting Chief Zoning Administrator clarifying the proper procedures on withdrawal of Application.

Commissioner Murley, therefore, moved to receive and file the withdrawal letter dated April 11, 2007 submitted by the applicant's representative. Motion was seconded by Commissioner Romero and voted in favor by Commissioners Cochran and Epstein.

4. **ZA-2006-6641-ZAD-1A**

CEQA: ENV 2006-6642-CE

Plan Sherman Oaks-Studio City-Toluca
Lake-Cahuenga Pass

Council District: 4

Location: 7411 Woodrow Wilson Drive

Expiration Date: 05/23/07

Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL from certain conditions of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-X,7, of a Zoning Administrator's Determination to permit the construction, use and maintenance of an over in height fence in the front, side and rear yard setbacks of a single-family dwelling in the RE15-1-H Zone. The appeal requests are: **1)** a modification of the language of Condition No. 7 to allow an 8-foot solid wooden fence; and **2)** the deletion of Condition Nos. 8, 9, and 10 concerning landscaping and fence height.

APPLICANT: William Grant and Alan S. Hergott, The Woodrow Trust
John A. Henning, Jr. – Representative

APPELLANT: William Grant and Alan S. Hergott, The Woodrow Trust
John A. Henning, Jr. – Representative

STAFF RECOMMENDED DENIAL OF APPEAL.

Leonard S. Levine (213) 220-6187

Staff presented the case and recommended to modify Condition Nos. 7 and 8.

The President opened the public hearing.

Applicant's representative testified for the Project and stated a mutual agreement has been reached with the adjacent neighbors. He showed photos and a map of the proposed Project and the surrounding properties. He also discussed the modified Conditions of Approval contained in his letter dated May 3, 2007.

One speaker testified to make sure the side yard fence remains at six feet.

Council District representative testified in support of the Project/appeal.

The President closed the public hearing.

The Commission deliberated.

Motion: Grant the appeal; sustain the action of the Zoning Administrator; Modified Conditions 7 and 8; adopt the findings and adopt ENV-2006-6642-CE.

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

Vote: 4-0

Agenda Item No. 8 was moved out of order. Taken as Item No. 5

8. **AA- 2006-9658-COC-1A**

CEQA: ENV

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

Council District: 3

Location: 21503 West Marchena Street

Appeal Status: Not further appealable
to City Council

PUBLIC HEARING NOT REQUIRED

AN APPEAL, of a Certificate of Compliance determination denying a lot cut by deed in violation of the State Subdivision Map Act to create two parcels from one legally recorded lot.

APPLICANT: Robert Fedor

APPELLANT: Robert Fedor

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

Staff presented the case.

Applicant requested continuance to June 14, 2007.

Motion: Continue to June 14, 2007.

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

Vote: 4-0

5. ZA-2006-8302-CUB-1A

CEQA: ENV 2006-6168-MND
Plan North Hollywood

Council District: 2
Location: 11222 West Vanowen Street
Expiration Date: 05/23/07
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-W,1, of a Conditional Use to permit an upgrade from existing beer and wine sales to the sale and dispensing of a full line of alcoholic beverages for off-site consumption in an existing 3,136 square-foot market having hours of operation between 7 a.m. and 11 p.m., Monday through Thursday, between 7 a.m. and 2 a.m. on Friday and Saturday, and between 8 a.m. and 11 p.m. on Sunday.

APPLICANT: Rafee Mbarkeh
George Bromberg – Representative

APPELLANT: Rafee Mbarkeh
George Bromberg – Representative

STAFF RECOMMENDED DENIAL OF APPEAL.
Gary Booher (213) 978-1308

Staff presented the case.

The President opened the public hearing.

Applicant/owner testified for the Project and answered the questions of the Commission.

There was no other speakers.

The President closed the public hearing.

The Commission deliberated.

Motion: Deny the appeal; sustain the action of the Zoning Administrator;
adopt the findings; did not adopt ENV-2006-8303-MND.

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

Vote: 4-0

6. **TENTATIVE TRACT NO. 63362-1A**

CEQA: ENV 2005-7443-MND
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2
Location: 4343 Mammoth Avenue
Expiration Date: 05/27/07
Appeal Status: Further appealable to City
to City Council

PUBLIC HEARING

AN APPEAL, from the entire decision by the Deputy Advisory Agency in approving Tentative Tract 63362 for a one-lot subdivision for a maximum 6-unit condominium on a 6,651 net square foot lot.

APPLICANT: Syrus & Medhi Jamneshan/Tala Associates

APPELLANT: Jackie Bender

STAFF RECOMMENDS DENIAL OF APPEAL.
Julia Witz

Case will be continued to due error on the property address in the agenda.

Motion: Continue to May 24, 2007 Meeting

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

Vote: 4-0

7. **TENTATIVE TRACT NO. 62992-1A**

CEQA: ENV 2005-8187-MND
Plan: North Hollywood-Valley Village

Council District: 4
Location: 11501 W. Hatteras Street
Expiration Date: 05/18/07
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, from part of the decision by the Deputy Advisory Agency in approving Tentative Tract 62992 for a maximum 6-unit residential condominium building on a 7,166 net square-foot site.

APPLICANT: Nelli Ventures, LLC

APPELLANT: Jonathan Pae (on behalf of the applicant)

STAFF RECOMMENDED DENIAL OF APPEAL.
Julia Witz

Staff presented the case and answered questions of the Commission.

The President opened the public hearing.

Applicant/appellant's representative testified for the project/appeal.

A representative from the applicant's Engineering Company testified for the project.

The President closed the public hearing.

The Commission deliberated.

Motion: Grant the appeal in part; sustain the action of the action of the Advisory Agency; modify Conditions of Approval and findings; adopt Mitigated Negative Declaration No. ENV-2005-8187.

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

Vote: 1-2 (Failure to Act)

9. **PUBLIC COMMENT PERIOD**

None

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 7:11 p.m.

Matt Epstein, President (SGD.)

Fely C, Pingol, Commission Executive Assistant
South Valley Area Planning Commission (SGD.)

Adopted on June 14, 2007