

**OFFICIAL**  
CITY OF LOS ANGELES  
South Valley Area Planning Commission Minutes  
Thursday, May 24, 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 4:33 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

Commissioners Andros and Cochran indicated that they will not be available on June 14, 2007 meeting.

B. Commission Requests

None

C. Minutes of April 12, 2007 Meeting

Minutes of April 12, 2007 meeting were adopted by unanimous vote.

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

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

**Council District:** 2  
**Location:** 4374 N. Troost Avenue  
**Expiration Date:** 05/27/07  
**Appeal Status:** Further appealable to City  
to City Council

***Continued from 05/10/07***

**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 RECOMMENDED DENIAL OF APPEAL.**  
Julia Witz

Staff presented the case and answered questions of the Commission.

The President opened the public hearing.

Appellant testified for the appeal and answered questions of the Commission.

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

Eight speakers testified against the project.

The President closed the public hearing.

The President read an e-mail letter from the Council District Office supporting the project.

The Commission deliberated. At this point, the President advised the two parties to meet outside and come up with a compromise on the Conditions of Approval.

Note: While the two parties were discussing the Conditions of Approval, the Commission proceeded to take up Agenda Item Nos. 4 and 5.

After the Commission acted on Items 4 and 5, they continued to take Item 3 again.

Both parties returned to the meeting and proceeded discussing with the Commission some conditions volunteered by the applicant.

Lengthy deliberations by the Commission ensued.

Motion: Grant the appeal in part; sustain the action of the Advisory Agency; modify the Conditions of Approval to include volunteered Conditions of the applicant; adopt the findings; and adopt the Mitigated Negative Declaration No. ENV-2005-7443.

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

**Vote: 3-2**

4. **APCSV-2006-6307-SPE-SPP**

**CEQA:** ENV-2006-6308-MND  
**Plan:** Encino-Tarzana

**Council District:** 5  
**Location:** 16430 West Ventura Blvd.  
**Expiration Date:** 05/28/07  
**Appeal Status:** Further appealable to City Council

PUBLIC HEARING COMPLETED APRIL 09, 2007

**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);

**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, equipment, and screening material to be installed on the rooftop of an existing office/retail building having an approximate height of 51'-0", in lieu of the maximum height limit of 45 feet; and

**PROJECT PERMIT COMPLIANCE**, pursuant to Section 11.5.7.C of the LAMC, with the Ventura-Cahuenga Boulevard Corridor Specific Plan.

**PROJECT:** Installation, use and maintenance of an unmanned wireless telecommunication facility and appurtenant screening material, approximately 51'-0" high, on the rooftop of an existing commercial office building. Twelve (12) antennas, nine (9) equipment cabinets, and new screening material will be co-located with two existing telecommunication facilities on the existing building's roof.

**APPLICANT:** Cingular Wireless, Attn.: Mike Blackwell

STAFF RECOMMENDED APPROVAL OF REQUESTS AS FILED SUBJECT TO CONDITIONS OF APPROVAL.

Thomas Lee Glick (818) 374-5062

There were no speakers present.

**APPROVED BY CONSENT WITHOUT OBJECTION**

**VOTE: 5-0 (Andros, Cochran, Murley, Romero, Epstein)**

5. [\*\*DIR-2006-6427-DRB-SPP\*\*](#)

**CEQA:** ENV-2006-6428-CE

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

**Council District:** 4

**Location:** 3530 Willow Crest Avenue

**Expiration Date:** 05/29/07

**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:** Demolition of an existing 1,163 square-foot structure, and the construction of a 2,038 square-foot addition to an existing 2,791 square-foot (including an attached 2-car garage), two-story, single-family residence, for a total of 4,829 square feet, on a 17,235 square-foot lot. The proposed project requires 300 cubic yards of cut, 50 cubic yards of fill, and 250 cubic yards of export. The maximum proposed building height is 21 feet. The project is in the Outer Corridor and not visible from Mulholland Drive.

**APPLICANT:** Harry Smith  
Karen Zindler-Shuler, Representative

**STAFF RECOMMENDED DENIAL OF APPEAL.**

Daniel O'Donnell (818) 374-5066

Staff presented the case.

The President opened the public hearing.

A speaker representing the neighborhood testified against the project and questioned the Staff Report. He also suggested that the applicant/developer meet with the neighbors.

Appellant testified for the appeal and submitted a list of petitioners supporting the appeal.

Four other speakers testified for the appeal.

Applicant and his geologist testified for the proposal and answered questions of the Commission.

Two speakers testified against the appeal.

Speaker representing the neighborhood rebutted.

The President closed the public hearing.

Commission deliberated.

Motion: Grant the appeal in part; sustain the determination of Director of Planning; modify Conditions of Approval; adopt findings; and adopt ENV-2006-6428.

Moved: Andros

Seconded: Murley

Ayes Cochran, Romero, Epstein

Vote: 5-0

6. **DIR-2006-4492-DRB-SPP**

**CEQA:** ENV-2006-4493-CE

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

**Council District:** 4

**Location:** 7218 W. Sunnydip Trail

**Expiration Date:** 06/26/07

**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, 3,721 square-foot (including an attached, two-car garage and one-car carport), three-story, single-family residence, on a 7,318 square-foot lot. The maximum project height is 36 feet. The project is in the Outer Corridor and not visible from Mulholland Drive.

**APPLICANT:** Ziad Janah  
T. A. Geringer, Representative

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

Staff presented the case.

The President opened the public hearing,

Appellant's representative testified for the appeal.

Applicant's representative testified for the project.

A representative from an architectural company testified for the project.

Three speakers testified for the project.

The President closed the public hearing.

Commission deliberated.

Motion: Grant the appeal; overturn the determination of the Director of Planning dated March 22, 2007; disapprove the proposed project; and adopt the modified findings.

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

**Vote: 5-0**

7. **PUBLIC COMMENT PERIOD**

None

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 10:36 p.m.

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Matt Epstein, President (Sgd.)

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

Adopted on June 28, 2007