

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, June 14, 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 4:30 p.m.

Commissioners present: Gordon Murley, Barbara Romero
Commissioner absent: George Andros, Steve Cochran

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar

None

B. Commission Requests

None

C. Minutes of April 26, 2007 and May 10, 2007 Meetings

Minutes of April 26, 2007 and May 10, 2007 meetings were unanimously approved.

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

CEQA: N/A
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 21503 West Marchena Street
Appeal Status: Not further appealable
to City Council

Continued from 05/10/07

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

Applicant requested continuance to July 12, 2007.

Motion: Approve request for continuance to July 12, 2007.

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

Vote: 3-0

Agenda Item No. 7 was moved out order and was taken as Item No. 4.

7. **DIR-2005-1592-DRB-SPP**

CEQA: ENV-2005-1593-CE
Plan: Canoga Park-Winnetka-Woodland
Hills-West Hills

Council District: 3
Location: 4380 Pampas Road
Expiration Date: 07/29/07
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: Construction of a new 3,650 square-foot (including an attached 4-car garage), three-story, single-family residence, on a 11,762 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: Don Khalighi

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

Applicant requested continuance to July 12, 2007.

Motion: Approve request for continuance to July 12, 2007.

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

4. [APCSV- 2006-5665-BL](#)

CEQA: ENV 2006-3869-MND
Plan Van Nuys- North Sherman Oaks

Council District: 2
Location: 13633-13641 West Leadwell Street;
7346-7362 Woodman Avenue
Expiration Date: 05/28/07 ext.
Appeal Status: Further appealable to City
Council

PUBLIC HEARING COMPLETED APRIL 30, 2007

BUILDING LINE REMOVAL, pursuant to Section 11.32R of the Los Angeles Municipal Code (LAMC), of a 15-foot building line along the east side of Woodman Avenue, established by Ordinance No. 86,540 by the Los Angeles City Council on May 20, 1942, in order to allow a structure to be placed eight (8) feet from the western property line and not within the required five (5) foot side yard setback area.

PROJECT: Construction of a four-story, 61-unit residential condominium with 122 resident parking spaces and 16 guest parking spaces. This Project was approved by the Advisory Agency on August 4, 2006, pursuant to Tentative Tract No. 65110. No appeals were filed on this tract approval.

APPLICANT: MWH Development Corporation
Attention: Mark Dierking or Mark Handel

STAFF RECOMMENDED APPROVAL OF REQUEST AS FILED.
Thomas Lee Glick (818) 374-5062

Staff presented the case and answered questions of the Commission.

There were no speakers present.

The President closed the public comment.

Motion: Approve and recommend to City Council adopt, by Ordinance, the request for a Building Line Removal of an 87.5 linear foot portion of a 15-foot building line along the eastside of Woodman Avenue; approve Mitigated Negative Declaration No. ENV-2006-3869; Adopt Findings.

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

Vote: 3-0

5. [APCSV- 2006-8441-ZC-BL](#)

CEQA: ENV 2006-8442-MND
Plan Reseda-West Van Nuys

Council District: 12
Location: 17610 W. Sherman Way
Expiration Date: 06/23/07
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED MAY 07, 2007

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from R1-1 (One Family Zone) to RD1.5-1 (Restricted Density Multiple Dwelling Zone); **and**

BUILDING LINE REMOVAL, pursuant to Section 11.32R of the Los Angeles Municipal Code (LAMC), of a 20-foot building line, established by Ordinance No.130,484, located on the south side of Sherman Way.

PROJECT: The demolition of an existing detached garage, **addition of a 60 square foot bedroom to an existing dwelling and construction of four apartment units, for a total of 5 units**, 2-stories, approximately 25 feet 3 inches high, with 8 garage parking spaces for residents and one open parking space, on a 7,500 square foot lot

APPLICANT: Selwyn Ginsburg

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE TO (T)(Q)RD2-1 SUBJECT TO CONDITIONS OF APPROVAL AND APPROVAL OF BUILDING LINE REMOVAL.
Frank Quon (818) 374-5036.

Staff presented the case and answered questions of the Commission.

The President opened the public comment.

Applicant was not present at the meeting.

Three speakers spoke against the proposal, including two from the Neighborhood Council.

The President closed the public comment.

Motion: Disapprove request for zone change from R1-1 to RD1.5-1; disapprove request for building line removal Of 20-foot building line established by Ordinance No. 130,484; did not adopt Mitigated Negative Declaration No. ENV-2006-8442-MND; modify findings.

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

Vote: 3-0

6. ZA-2006-9417-F-1A

CEQA: ENV 2006-9416-CE
Plan Van Nuys-North Sherman Oaks

Council District: 2
Location: 5447 North Noble Avenue
Expiration Date: 06/30/07
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-X,7, of a Zoning Administrator's Determination to permit the continued use and maintenance of an existing over-in-height 5-foot, 11-inch fence in conjunction with an existing single-family dwelling as not permitted under Section 12.21-C, 1(g) of the Los Angeles Municipal Code in lieu of the allowed maximum fence height of 3 feet, 6 inches in the front yard setback.

APPLICANT: Erez and Orly Cohen

APPELLANT: Erez and Orly Cohen

STAFF RECOMMENDED DENIAL OF APPEAL.
Eric Ritter (213) 978-1321

Staff presented the case and answered questions of the Commission.

The President opened the public hearing.

Applicant/Appellant testified for the Project and appeal.

No other speakers present.

The President closed the public hearing.

Commission deliberated.

Motion: Deny the appeal; sustain the Zoning Administrator's action dated March 30, 2007; adopt findings..

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

Vote: 2-1 (FAILURE TO ACT)

8. [DIR-2005-9187-DRB-SPP](#)

CEQA: ENV-2006-9188-CE
Plan: Bel Air – Belverly Crest

Council District: 5
Location: 3000 Benedict Canyon Drive
Expiration Date: 05/05/07 ext.
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 15,143 square-foot (including an attached 4-car garage), three-story, single-family residence, on a 141,126 square-foot lot. The maximum project height is 35 feet. The project is in the Outer Corridor and visible from Mulholland Drive.

APPLICANT: Eli Attia
Chris Parker, Representative

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

Staff presented the case and answered questions of the Commission.

The President opened the public hearing.

Applicant and his representative testified for the project.

Appellant testified against the project and answered questions of the Commission.

Three speakers testified in support of the project and two testified against the project.

Both applicant and appellant rebutted.

The President closed the public hearing.

Planning Staff answered more questions of the Commission

Commission deliberated.

Motion: Grant the appeal in part; sustain the determination of the Director of Planning; modify findings, adopt Mitigated Negative Declaration No. ENV-2006-9188-CE; adopt findings.

Moved: Murley

Seconded: Romero

Ayes: Epstein

Absent: Andros, Cochran

Vote: 3-0

9. **PUBLIC COMMENT PERIOD**

None

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 6:54 p.m.

Matt Epstein, President

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

Adopted on _____