

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, July 26, 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

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar

Commissioner Andros indicated that he will not make it to the August 9, 2007 and that Commissioner Murley will recuse himself in one of the cases scheduled for next meeting.

B. Commission Requests

None

3. [APCSV- 2007-0437-SPE](#)

CEQA: ENV 2007-0438-MND
Plan Sherman Oaks-Studio City
Toluca Lake-Cahuenga Pass

Council District: 2
Location: 8017 West Mulholland Drive
Expiration Date: 07/28/07
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED JUNE 11, 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 the Mulholland Scenic Parkway Specific Plan (Ordinance No.167,943):

- a. Specific Plan Section 5.D.3.b, to permit a 10-foot side yard setback on the Southerly side only in lieu of minimum 20 foot, as required by that section;
- b. Specific Plan Section 5.D.3.a to permit an 8-foot front yard setback for a linear distance of 5 feet in lieu of minimum 40 feet, as required by that section; and
- c. Specific Plan Section 5.D.2.a to permit the dwelling to be 18 feet, 0 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 2,300 square-foot addition to an existing 3,275 square-foot single-family dwelling on a 34,449 square-foot lot for a total dwelling of 5,575 square feet.

APPLICANTS: Paul and Treesha White
Robert Lamishaw, Representative

STAFF RECOMMENDED DISAPPROVAL OF REQUESTS AS FILED; APPROVE MITIGATED NEGATIVE DECLARATION NO. ENV-2007-0438-MND; ADOPT FINDINGS.
Thomas Lee Glick (818) 374-5062

Staff presented the case.

The President opened the public comment.

Applicant's representative spoke for the project and specified that they are withdrawing the Specific Plan Exception request for the height of 18 feet.

Applicant and his spouse spoke for the project.

Architect for the applicant spoke for the project.

One speaker spoke against the project.

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

The President closed the public comment.

Commission deliberated.

Motion: Disapprove the Specific Plan Exceptions as requested; adopt the Mitigated Negative Declaration No. ENV-2007-0438-MND; adopt the findings.

Moved: Romero

Seconded: Murley

Ayes: Andros, Cochran, Epstein

VOTE: 5-0

4. DIR-2006-10444-DRB-SPP-1A

CEQA: ENV-2006-10445-CE

Plan: Bel Air-Beverly Crest

Council District: 5

Location: 2840 Beverly Drive

Expiration Date: 08/13/07

Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, of the Director of Planning's **Disapproval** 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, 3,589 square-foot, single-family residence and the construction of a new, 13,291 square-foot (including an attached 4-car garage), two-story, single-family residence, on a 47,508 square-foot lot. The maximum proposed building height is 42 feet. The project requires 3,569 cubic yards of cut, 447 cubic yards of fill and 3,122 cubic yards of export. The project is in the Inner Corridor, upslope and visible from Mulholland Drive.

APPLICANT: Ocean Equities, Inc.

APPELLANT: Jeff Cary

STAFF RECOMMENDED DENIAL OF APPEAL.

Daniel O'Donnell (818) 374-5066

Applicant requested continuance to August 23, 2007.

Motion: Approve request for continuance to August 23, 2007.

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

VOTE: 5-0

5. **DIR-2006-8456-DRB-SPP-1A**

CEQA: ENV-2005-8051-EAF
Plan: Canoga Park-Winnetka-Woodland
Hills-West Hills

Council District: 3
Location: 4414 San Blas Avenue
Expiration Date: 08/14/07
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 2,866 square-foot (including an attached two-car garage), three-story, single-family residence, on a 7,796 square-foot lot. The maximum project height is 47 feet 10 inches per height adjustment Granted by ZA-2005-8650-ZAD-(YV). The project is in the Outer Corridor and not visible from Mulholland Drive.

APPLICANT: Siavash Jazayeri

APPELLANT: Thomas Lane

STAFF RECOMMENDED 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 testified for the project and answered questions of the Commission.

Appellant testified for the appeal and requested some specific conditions to be added.

One speaker testified in support of the appeal and requested to reduce the size of the project.

Council District Office representative testified and questioned the visibility of the project from Mulholland.

Both applicant and appellant rebutted.

The President closed the public hearing.

Commission deliberated. At this point, the Deputy City Attorney reminded the Commission that if they are adding some specific conditions such requiring bonds, they have to have findings.

Motion: Grant the appeal in part; modify Conditions of Approval; sustain the determination of the Director of Planning dated May 16, 2007; conditionally approve the proposed project; and adopt findings.

Moved: Murley

Seconded: Andros

Ayes: Cochran, Romero, Epstein

VOTE: 5-0

The Commission recessed at 6:30 p.m. and reconvened at 6:44 p.m.

6. **TENTATIVE TRACT NO. 61414-1A**

CEQA: ENV 2005-8643-MND

Plan: Reseda-West Van Nuys

Council District: 3

Location: 18202 Calvert Street

Expiration Date: N/A

Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the entire decision by the Deputy Advisory Agency in approving Tentative Tract 61414 and specifically appeal to add, clarify or correct Conditions of Approval to permit 6 new single-family lots and a private street.

APPLICANT: Izzy Basharel, Owner

APPELLANT: Kathy Delle Donne, Tarzana Property Owners Association

STAFF RECOMMENDED GRANTING THE APPEAL IN PART AND ADD CONDITIONS TO THE DEPUTY ADVISORY AGENCY'S DECISION.

Candida B. League

Staff presented the case and reported that both the applicant and the appellant already came to an agreement on certain conditions.

The President opened the public hearing.

Appellant's representative stated that they are now in support of Staff's recommendation.

Council District Office representative also in support of the project.

The President closed the public hearing.

Motion: Grant the appeal in part; modify Conditions of Approval; adopt Mitigated Negative Declaration No. ENV-2005-8643-MND; adopt findings.

Moved: Andros

Seconded: Cochran

Ayes: Murley, Romero, Epstein

VOTE: 5-0

Agenda Items Nos. 7 and 8 discussed simultaneously as they are related.

7. AA- 2005-5638-PMLA-1A

Related Case: APCSV-2006-0047-ZC

CEQA: ENV 2005-5639-MND

Plan Van Nuys-North Sherman Oaks

Council District: 3

Location: 7719 N. Wilbur Avenue

Expiration Date: 07/01/07 ext.

Appeal Status: Not further appealable to City Council

PUBLIC HEARING COMPLETED APRIL 20, 2006

AN APPEAL, from the entire decision of the Advisory Agency in disapproving a Parcel Map AA-2005-5638 for the proposed four-parcel, single-family development with an internal private Street on a 33,000 square foot lot in the RA zone.

APPLICANT: Ann Tumberian

APPELLANT: Ann Tumberian

STAFF RECOMMENDED DENIAL OF APPEAL

Lynn Harper (213) 978-1310

Staff presented the case and answered questions of the Commission.

The President opened the public comment.

Applicant/Appellant's representative and five other speakers spoke for the project. Other people in attendance who did not speak stood up in support.

Nine speakers spoke against the project.

Council District Office representative spoke in support of the Advisory Agency's decision in disapproving the parcel map.

The President closed the public comment.

Commission deliberated.

Motion: Deny the appeal; sustain the decision of the Advisory Agency in disapproving the parcel map; adopt the findings.

Moved: Cochran

Seconded: Murley

Ayes: Andros, Romero, Epstein

VOTE: 5-0

8. APCSV- 2006-0047-ZC

Related Case: AA-2005-5638-PMLA

CEQA: ENV 2005-5639-MND

Plan Van Nuys-North Sherman Oaks

Council District: 3

Location: 7719 N. Wilbur Avenue

Expiration Date: N/A

Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED APRIL 20, 2006

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, incident to parcel map, from RA-1 to R1-1 for a maximum new four-parcel, single-family development on a 0.76 acre lot.

APPLICANT: Ann Tumberian
Fred Gaines, Representative

STAFF RECOMMENDED DISAPPROVAL OF REQUEST FOR ZONE CHANGE.
Lynn Harper (213) 978-1310

SEE DISCUSSION UNDER ITEM NO. 7.

Motion: Deny the request for zone change; adopt findings.

Moved: Cochran

Seconded: Murley

Ayes: Andros, Romero, Epstein

VOTE: 5-0

9. **PUBLIC COMMENT PERIOD**

Applicant for Case No. AA-2006-9658-COC-1A heard on July 12, 2007 requested for Commission reconsideration of their action and give him the opportunity to present new information/evidence and documents supporting his case.

After some discussion, the Commission came to a decision to deny the request.

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 8:31 p.m.

Matt Epstein, President (Sgd.)

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

Adopted on September 27, 2007