

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, August 09, 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: Steve Cochran, Gordon Murley, Barbara Romero

Commissioner absent: George Andros

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar

There were no cases scheduled to be heard on September 13, 2007, therefore, the Commission unanimously agreed to cancel this meeting.

Commissioner Cochran indicated that he will be not be available on October 11, 2007 Meeting.

B. Commission Requests

None

C. Minutes of June 14, 2007 Meeting

Minutes of June 14, 2007 Meeting were unanimously approved and adopted by the Commission.

3. **APCSV-2007-9673-SPE-SPP**

CEQA: ENV-2006-9674-MND
Plan Encino-Tarzana

Council District: 3
Location: 19301 West Ventura Blvd.
Expiration Date: 08/10/07
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED JUNE 25, 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 Scenic 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 antennas, equipment cabinets, and coax cable tray to be installed on the parapet walls and rooftop of an existing commercial building having a maximum height of 37'-0", in lieu of the maximum height limit of 30 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 37'-0" high, on an existing commercial building. Twelve (12) panel antennas will be located on the existing building's parapet wall, eight (8) equipment cabinets located on the building, and one (1) coax cable tray located on the rooftop. All equipment will be screened to match the building's color and texture.

APPLICANT: T-Mobile, Attn.: Brian Stotelmeyer
Trillium Consulting, Attn.: John Austin

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

Staff presented the case and answered questions of the Commission.

The President opened the public comment.

Applicant's representative spoke for the project and two speakers spoke in support with some suggested conditions.

There were no other speakers.

The President closed the public comment.

Motion: Adopt staff recommendation as indicated in the Recommendation Report to approve the request for Specific Plan Exceptions subject to Conditions of Approval; approve Project Permit Compliance with Ventura-Cahuenga Boulevard Corridor Specific Plan; adopt findings; adopt Mitigated Negative Declaration No. ENV-2006-9674-MND.

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

Vote: 4-0

4. ZA-2004-1986-ZV-YV- PA1-1A

CEQA: ENV-2004-1987-MND
Plan: Reseda-West Van Nuys

Council District: 3
Location: 18831 West Topham Street
Expiration Date: 09/11/07
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-U, of a Plan Approval to permit an existing 11-bedroom house to be used as an elder/assisted living care facility for a maximum of 22 residents inclusive of the live-in staff in the RA-1-K Zone pursuant to the December 1, 2004 grant approval under Case No. ZA 2004-1986(ZV)(YV).

APPLICANT: Noble Williams
Oscar Ensafi, Representative

APPELLANT: Kathy Delle Donne, Tarzana Property Owners Association

STAFF RECOMMENDED DENIAL OF APPEAL.
Michael LoGrande (213) 978-1318

Staff presented the case.

The President opened the public hearing.

Appellant's representative and two others testified for the appeal.

Applicant's representative testified for the project.

Council District representative testified in support of the appeal and recommended the Applicant go back and start the process again.

Both the Applicant's and Appellant's representatives rebutted.

The President closed the public hearing.

The Deputy City Attorney answered questions of the Commission during deliberations. He reminded the Commission to make their decisions based on the facts presented to them by both parties.

Motion: Grant the appeal; overturn the action of the Zoning Administrator in approving the Zone and Yard Variances and Plan Approval to permit an existing 11-bedroom house to be used as an elder/assisted living care facility for a maximum of 22 residents inclusive of the live-in staff in the RA-1-K Zone; modify findings.

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

Vote: 4-0

The Commission recessed at 5:15 p.m. and reconvened at 5:20 p.m.

5. **ZA-2006-8383-ZAA-ZAD-1A**

CEQA: ENV-2007-0892-MND
Plan: Bel Air-Beverly Crest

Council District: 5
Location: 2671 Bowmont Drive
Expiration Date: 08/26/07
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denials of: **1)** pursuant to Los Angeles Municipal Code Section 12.28, a Zoning Administrator's Adjustment from Section 12.21-C,1(g) to allow walls at a maximum height of 20-feet (Wall 1) within the westerly side yard; and **2)** pursuant to Los Angeles Municipal Code Section 12.24-X,26, a Zoning Administrator's Determination to allow Wall No.1 at a maximum height of 20-feet.

APPLICANT: Haig Tacorian
Bill James, Representative

APPELLANT: Haig Tacorian
Bill James, Representative

STAFF RECOMMENDED DENIAL OF APPEAL.
Patricia Brown (213) 978-1306

Staff presented the case.

The President opened the public hearing.

Applicant's representative testified for the Project.

Eleven speakers and their legal counsel testified against the Project and brought up the issues on retaining wall.

A geologist for the applicant answered questions of the Commission.

Applicant's representative rebutted.

The President closed the public hearing.

Applicant's representative was allowed to approach the Zoning Administrator to verify/clarify some retaining wall issues.

The Commission deliberated.

Motion: Grant the appeal in part; modify Conditions of Approval and Findings; and adopt Mitigated Negative Declaration No. ENV-2007-0892-MND.

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

Vote: 4-0

6. **ZA-2006-1488-ZV-1A**

CEQA: ENV-2006-1489-MND
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 5
Location: 15030 West Ventura
Boulevard
Expiration Date: 08/27/07
Appeal Status: Further appealable to City
Council if granted

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance from Section 12.70 granting the use and maintenance of a 1,300 square-foot massage parlor within an existing 56,018 square-foot shopping center within 500 feet of a residential zone.

APPLICANT: James Fortune
Masud Hakim, Representative

APPELLANT: Sherman Oaks Homeowners Association
David Rankell, Representative

STAFF RECOMMENDED DENIAL OF APPEAL.
R. Nicolas Brown (818) 374-5069

Staff presented the case.

The President opened the public hearing.

Appellant's representative testified for the appeal.

Applicant's representative testified for the project and voiced his concern of Commission President's participation in the process as he is also an officer of a homeowners' association.

The President responded and assured the applicant's representative that he has no prior knowledge of this case.

Two other speakers testified in support of the project.

Council District representative testified in support of the appeal and suggested to modify the Conditions of Approval.

Both Applicant's and Appellant's representatives rebutted.

The President closed the public hearing.

The Commission deliberated.

Motion: Grant the appeal in part; modify Conditions of Approval to add volunteered conditions by the applicant and suggested conditions by the Council District Office; sustain the action of the Zoning Administrator; adopt findings; and adopt Mitigated Negative Declaration No. ENV-2006-1489-MND.

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

Vote: 3-1

Agenda Item No. 8 was called out of order and taken as Item No. 7. Commission Vice President Murley took over as Commission President recused himself on this case.

8. ZA-2006-7041-ZV-1A

Related Case: Tentative Tract No. 66193

CEQA: ENV-2006-6948-MND
Plan North Hollywood-Valley
Village

Council District: 4
Location: 10916 W. Otsego Street
Expiration Date: 08/31/07
Appeal Status: Further appealable to
City

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 2.27, of a variance from Ordinance No. 165,108, effective September, 1989, to allow a 5th unit with a lot area of 1,005 square feet of lot area in lieu of the required 1,200 square feet of lot area per unit, as required per the Q Condition in the [Q]R3-1 Zone.

APPLICANT: Otsego Properties, LLC

APPELLANT: Otsego Properties, LLC
Mark Majetti, Representative

STAFF RECOMMENDED DENIAL OF APPEAL
Candida League

Staff presented the case.

The Chair opened the public hearing.

Applicant/Appellant's representative testified for the project.

Applicant/Appellant himself testified to provide additional information regarding the project.

Three speakers testified against the project.

Applicant/Appellant's representative made some closing remarks.

The Chair closed the public hearing.

The Commission deliberated.

Motion: Deny the appeal; sustain the action of the Zoning Administrator in denying the request for variance to allow a 5th unit with a lot area of 1,005 square feet of lot area in lieu of the required 1,200 square feet of lot area per unit; adopt findings; and did not adopt ENV-2006-6948-MND.

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

Vote: 3-0

The President resumed chairing the meeting. The Vice President recused from the next case and left the meeting.

7. ZA-2001-5482-PAD-PA3-1A

CEQA: ENV 2001-5483-MND
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 6221 North Fallbrook Avenue
Expiration Date: 08/27/07
Appeal Status: Not further appealable to City
Council

PUBLIC HEARING

TWO APPEALS, of the Zoning Administrator's approvals and denials concerning certain Condition, pursuant to Los Angeles Municipal Code Section 12.24-M, of a Plan Approval for modifications to Conditions for Ivy Academia Charter School. Appellant 1 (applicant) appeals the denial of requested modifications to Condition Nos.: 8 (on-site parking); 13 (outdoor play time); 39 (outdoor play area); and 44 (grant time extension). Appellant 2 (protestant) appeals the approved deletion of Condition Nos.: 25 (2-foot solid wall addition); 26 (southeast corner planted and automated sprinkler lawn); 29 (south side modular building set back for future street); 30 (Erwin Street trees to be retained and replacement); and 33 (double pane glass replacement for western neighbor's house).

APPLICANT: Eugene Selivanov, Ivy Academia Charter School
Masud Hakim, Representative

APPELLANTS: 1) Eugene Selivanov
2) Charles Salverson

STAFF RECOMMENDED DENIAL OF APPEAL.
R. Nicolas Brown (818) 374-5069

Staff presented the case.

The President opened the public hearing.

Applicant's representative testified for the project and submitted documents for administrative records.

Appellants testified for the appeals.

A representative from the Neighborhood Council testified in support of the Zoning Administrator's action and the second Appellant's appeal.

Five speakers testified in support of the Applicant/Appellant's appeal and three in support of the second Appellant's appeal and against the project.

Council District representative testified against the project. He stated that the Applicant was not complying with the existing Conditions of Approval.

Attorney for the Applicant testified for the project.

Applicant was asked to respond to questions of the Commission.

Appellant No. 2 rebutted.

The President closed the public hearing.

The Commission deliberated.

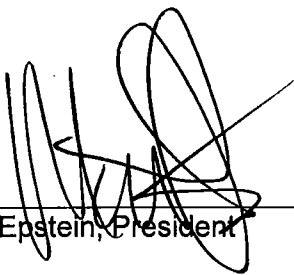
Motion: Deny the appeals as recommended by Planning Staff; adopt findings; did not adopt ENV-2001-5483-MND.

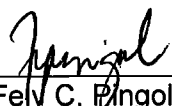
Moved: Cochran
Seconded: Romero
Ayes: Epstein
Recused: Murley
Absent: Andros

Vote: 3-0

9. PUBLIC COMMENT PERIOD

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 10:00 p.m.



Matt Epstein, President

Fely C. Ringol, Commission Executive Assistant
South Valley Area Planning Commission

Adopted on 02-28-08