

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, August 23, 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: George Andros, Steve Cochran, Gordon Murley, Barbara Romero

1. ELECTION OF OFFICERS

The following officers were nominated and elected:

President Matt Epstein

Moved: Steve Cochran

Seconded: Romero

Ayes: Andros, Epstein

Vote: 5-0

Vice President Gordon Murley

Moved: Steve Cochran

Seconded: Romero

Ayes: Andros, Epstein

Vote: 5-0

2. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

3. COMMISSION BUSINESS

A. Advance Calendar

The Commission unanimously agreed to cancel September 13, 2007 meeting since there were no cases scheduled to be heard.

Commissioner Cochran indicated that he will participate via phone on October 11, 2007 meeting.

B. Commission Requests

Commission President requested Commission Vice President to draft a letter to the Director of Planning to update parking map on impacted areas.

C. Minutes of June 28, 2007 and July 12, 2007 Meetings

Minutes of June 28, 2007 and July 12, 2007 Meetings were unanimously approved and adopted.

Below agenda item was moved out order and taken as Item No. 4:

5. 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: 08/23/07 ext.
Appeal Status: Not further appealable to City Council

Continued from 07/26/07

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

A request for continuance to September 27, 2007 was requested.

Motion: Approve request for continuance to September 27, 2007.

Moved: Andros

Seconded: Murley

Ayes: Cochran, Romero, Epstein

Vote: 5-0

4. **APCSV-2006-7222-BL**
Related Case: Tentative Tract 63085

CEQA: ENV-2005-6276-MND
Plan Van Nuys—North Sherman Oaks

Council District: 2
Location: 13850-13858 Sherman
Way
Expiration Date: N/A
Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED MAY 03, 2007

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Los Angeles Municipal Code (LAMC), of a 15-foot building line on the south side of Sherman Way, established by Ordinance No. 87,516 for an 18-unit residential condominium with 40 parking spaces, filed under Tentative Tract No. 63085.

APPLICANT: Ahmet & Marlene Arli

STAFF RECOMMENDED APPROVAL OF REQUEST FOR BUILDING LINE REMOVAL.
Joey Vasquez (213) 978-1352

Staff presented the case and answered questions of the Commission.

No speakers present.

Motion: Approve building line removal of a 15-foot building line on the south side of Sherman Way as established by Ordinance No. 87,516; adopt findings; adopt Mitigated Negative Declaration No. ENV-2005-6276-MND.

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

Vote: 5-0

6. **APCSV-2006-3208-ZC**

Incidental Case: AA-2006-3149-PMLA

CEQA: ENV-2006-3150-MND
Plan: Van Nuys-North Sherman Oaks

Council District: 2
Location: 6244 N. Matilija Avenue
Expiration Date: N/A
Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED MARCH 15, 2007

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, incident to parcel map, from RE9-1 to (T)(Q)R1-1 for a maximum new three-parcel, single-family development.

APPLICANT: Ted Goldberg
Randolph Heller, Representative

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE TO (T)(Q)R1-1 SUBJECT TO
CONDITIONS OF APPROVAL.
Lynn Harper (213) 978-1310

Staff presented the case.

No speakers.

Motion: Approve zone change, incident to subdivision, from the existing RE9-1 to
(T)(Q)R1-1 subject to attached Conditions of Approval; adopt Mitigated Negative
Declaration No. 2006-3150-MND; adopt findings

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

Vote: 5-0

7. **APCSV-2006-4499-ZC-ZAA**
Incidental Case: AA-2006-4030-PMLA

CEQA: ENV-2006-4500-MND
Plan: Reseda-West Van Nuys

Council District: 12
Location: 17768 W. Erwin
Street
Expiration Date: N/A
Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED FEBRUARY 22, 2007

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, incident to parcel map, from RA-1 to (T)(Q)R1-1 for a maximum new four-parcel, single-family development.

APPLICANT: Warren Silverberg
Larry Gray, Representative

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE TO (T)(Q)R1-1 SUBJECT
CONDITIONS OF APPROVAL.
Lynn Harper (213) 978-1310

Staff presented the case.

The President opened the public comment.

Representative from the development company spoke for the project and answered questions of the Commission.

There were no other speakers.

The President closed the public comment.

The Commission deliberated. Lengthy discussion ensued regarding street dedication and landscaping plan. It was decided to continue the matter to September 27, 2007.

Motion: Continue the case to September 27, 2007 and direct the applicant to submit new landscaping plan.

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

Vote: 5-0

The Commission recessed at 5:50 p.m. and reconvened at 6:04 p.m.

8. **APCSV-2006-0149-ZC-BL**
Incidental Case: AA-2005-2738-PMLA-SL

CEQA: ENV-2006-2739-MND
Plan: Reseda-West Van Nuys

Council District: 12
Location: 17350 Vanowen
Street
Expiration Date: N/A
Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED JANUARY 18, 2007

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code, incident to parcel map, from RA-1 to (T)(Q)R1-1 for a maximum new four parcel, single-family development.

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Los Angeles Municipal Code, of a 23-foot building line on Vanowen Street.

APPLICANT: Hadi M. Safa
Oscar Ensafi, Representative

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE TO (T)(Q)RD3-1 SUBJECT
CONDITIONS OF APPROVAL AND APPROVAL OF BUILDING LINE REMOVAL.
Lynn Harper (213) 978-1310

Staff presented the case and made corrections, for the record, the typographical error made on the agenda on the zone change request to (T)(Q)RD3-1, instead of (T)(Q)R1-1.

The President opened the public comment.

Applicant's representative spoke for the project.

Representative from the Neighborhood Council and a speaker representing the immediate neighborhood spoke against the project.

Applicant's representative rebutted.

The President closed the public comment,

Lengthy deliberation ensued. The Commission asked more questions from Planning staff.

Motion: Approve zone change request to (T)(Q)RD3-1 subject to Conditions of Approval; approve building line removal of 23-foot building line on Vanowen Street; adopt ENV-2005-2739-MND; and adopt Findings.

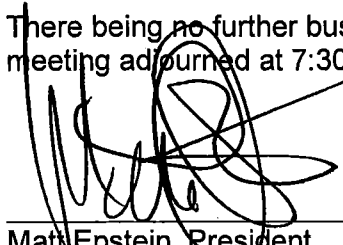
Moved: Andros
Seconded: Romero
Ayes: Cochran, Murley, Epsein

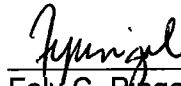
Vote: 5-0

9. PUBLIC COMMENT PERIOD

None

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 7:30 p.m.



Matt Epstein, President

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

Adopted on 02-28-08