

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, September 27, 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

Commissioners absent: Barbara Romero

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

2. COMMISSION BUSINESS

A. Advance Calendar

Motion: Cancel the meeting of October 11, 2007.

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

Vote: 4-0

B. Commission Requests

C. Minutes of July 26, 2007 Meeting

Motion: To approve the minutes of the July 26, 2007 meeting.

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

Vote: 4-0

3. **APCSV-2006-4499-ZC-ZAA**

Incidental Case: AA-2006-4030-PMLA

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

Continued from 08/23/07

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 RECOMMENDS APPROVAL OF ZONE CHANGE TO (T)(Q)R1-1 SUBJECT CONDITIONS OF APPROVAL AND DISMISSAL OF ZONING ADMINISTRATOR'S ADJUSTMENT.
Lynn Harper (213) 978-1310

Motion: Approve as recommended by staff; correct Parcel Map to eliminate street dedication.

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

Vote: 4-0

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

CEQA: ENV-2006-10445-CE
Plan: Bel Air-Beverly Crest

***Continued from 07/26/07 and
08/23/07***

Council District: 5
Location: 2840 Beverly Drive
Expiration Date: 08/23/07 ext.
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 RECOMMENDS DENIAL OF APPEAL.
Daniel O'Donnell (818) 374-5066

Motion: Grant the appeal with modified conditions.

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

Vote: 4-0

5. APCSV-2007-1165-SPE-SPP

Related Case: ZA-1992-0394-CU-PA;
ZA-1992-0394-CU-PA2;
ZA-1993-0934-PAD-CUZ

CEQA: ENV 2007-1168-MND
Plan Canoga Park-Winnetka-Woodland
Hills-West Hills

Council District: 3
Location: 22900 West Ventura Blvd.
Expiration Date: 09/28/07
Appeal Status: Further appealable to City
Council

PUBLIC HEARING COMPLETED AUGUST 20, 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 antennas, microwave dish, and GPS antenna to be installed on the rooftop of an existing commercial building having a maximum height of 70'-4", 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 70'-4" high, on an existing commercial building. The facility will be co-located with an existing telecommunication facility. The facility will include six (6) new antennas, one (1) new PS antenna, and one (1) new microwave dish will be located on the existing building's roof and four (4) equipment cabinets located in the basement of the building.

APPLICANT: Metro PCS/ROYAL Street Communications
Roger Spencer, Representative

STAFF RECOMMENDS APPROVAL OF REQUESTS AS FILED; APPROVAL OF MITIGATED
NEGATIVE DECLARATION NO. ENV-2007-1168-MND; ADOPTION OF FINDINGS.
Thomas Lee Glick (818) 374-5062

Motion: Approve as recommended, adopt findings and ENV 2007-1168-MND.

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

Vote: 4-0

6. ZA-2007-0869-ZAD-1A

CEQA: ENV-2007-0870-CE
Plan: Encino-Tarzana

Council District: 5
Location: 5070 North Woodley
Avenue
Expiration Date: 10/20/07
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from Condition No. 6 of the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Section 12.24-X,7, of a Zoning Administrator's Determination for the construction and maintenance of an over-in-height fence, pilasters and driveway gates within the front yard setback. Condition No. 6 requires that "The fence, pilasters and gates shall be set back a minimum of 18 feet from the property line to ensure visibility of pedestrians and vehicles when exiting the driveway."

APPLICANT: Jay and Jolynne Orringer

APPELLANT: Jay and Jolynne Orringer

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

Motion: Grant appeal; sustain Zoning Administrator's approval; delete condition #6.

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

Vote: 4-0

7. TENTATIVE TRACT NO. 67681-1A

CEQA: ENV 2007-1611-MND
Plan: Encino-Tarzana

Council District: 5
Location: 4835-4845 Oak Park Avenue
Expiration Date: 09/27/07
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the entire decision by the Deputy Advisory Agency in approving Tentative Tract 67681 for merging of three parcels for the subdivision and construction of six homes on single-family lots in the R1-1 zone.

APPLICANT: Gregory & Stephanie Shanfeld, Brad & Staci Elkins

APPELLANTS: Robert L. Glushon, ESQ. representing Oak Park and Rancho Residents Association, Encino Property Owners Association, and other individual appellants. (Please see the appeal applicant for the full list of appellants.)

STAFF RECOMMENDS GRANTING OF APPEAL IN PART; MODIFICATION OF CONDITIONS OF APPROVAL.

Jack Chiang (818) 374-5045

Motion: Deny appeal; sustain action of the Advisory Agency.

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

Vote: Failure to act

8. **DIR-2007-2111-SPP-1A**

CEQA: ENV-2006-4813-MND
Plan: North Hollywood-Valley Village

Council District: 2
Location: 11951 W. Riverside Drive
Expiration Date: 10/08/07
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, of the Director of Planning's **Conditional Approval** of Project Permit Compliance, pursuant to Section 11.5.7 of the Los Angeles Municipal Code.

PROJECT: Demolition of four existing, single-family residences, and the construction of a new, two-story, 18 unit condominium, with maximum height of 30 feet, and a semi-subterranean parking for a total of 45 parking spaces (which includes ½ guest parking space per unit) on a 29,700 square foot lot.

APPLICANT: Greg O'Connor

APPELLANT: Carol & Hillary Smotherman

STAFF RECOMMENDS DENIAL OF APPEAL.
Frank Quon (818) 374-5036

Motion: Approve with modified conditions.

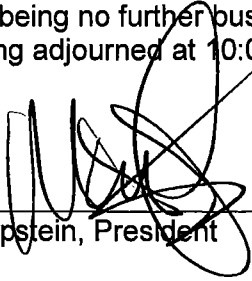
Moved: Murley
Seconded: Cochran
Ayes: Epstein
Absent: Andros, Romero

Vote: 3-0

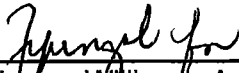
9. **PUBLIC COMMENT PERIOD**

There were no speakers.

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 10:04 p.m.



Matt Epstein, President



James Williams, Acting Commission Executive Assistant
South Valley Area Planning Commission

Adopted on 02-28-08