

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, October 25, 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. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar

Commissioner Cochran indicated that he might be participating via telephone in the November 8, 2007 meeting,

B. Commission Requests

None

Agenda Item No. 8 was moved out of order and taken as Item No. 3

8. PUBLIC COMMENT PERIOD

Applicant for Case No. DIR-2007-2111 requested Commission reconsideration of its action made September 27, 2007 specifically to discuss the imposed Conditions of Approval. She answered questions of the Commission.

The Commission unanimously agreed to grant request for reconsideration and case be reheard on December 13, 2007 meeting.

3. **DIR-2006-7978-DRB-SPP-1A**

CEQA: ENV-2006-7979-CE

Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3

Location: 4615 N. Ensenada Drive

Expiration Date: 10-25-07

Appeal Status: Not further appealable.

PUBLIC HEARING REQUIRED

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 L.A.M.C. , for the proposed construction, use and maintenance of a new 2,303 square-foot (including an attached 2-car garage), two-story, single family residence, on an 8,233 square-foot lot.

APPLICANT: Talib Al-Allaq

APPELLANT: Lauren Coffman

STAFF RECOMMENDED DENIAL OF THE APPEAL.

Daniel O'Donnell, (818) 374-5066.

Staff presented the case.

The President opened the public hearing.

Applicant testified for the project; responded to the Appellant's appeal on the Conditions of Approval; and answered questions of the Commission.

Two speakers and one from Woodland Homeowners' Association testified against the project.

Council District Representative testified in support of the project, however, indicated that he wants to make sure compliance of all regulations and requirements are met; suggested to modify condition in grading hours.

Applicant made some closing statements.

The President closed the public hearing.

The Commission deliberated.

Motion: Grant the appeal in part; modify Conditions of Approval; adopt modified findings; adopt ENV-2006-7979-CE.

Moved: Murley

Seconded: Andros

Ayes: Cochran, Romero, Epstein

Vote: 5-0

4. DIR-2006-3464-SPPA-DI-M1-1A

CEQA: ENV-2004-1653-CE
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 21926 West Ventura Blvd.
Expiration Date: 10-25-07
Appeal Status: Not further appealable.

PUBLIC HEARING REQUIRED

AN APPEAL, of the Director of Planning's denial of the appellant's request to modify Condition No. B.3 and B.9 of DIR-2006-3464-SPPA-D1-1A to: 1) Rescind the restriction of "no" reserved or otherwise restricted parking spaces; and 2) Allow the compact space percentage to be increased from ten percent (10%) to forty percent (40%) as permitted by L.A.M.C. 12.21 A 5 c.

APPLICANT: Richard Grosso; Representative Lee David Lubin

APPELLANT: Same

STAFF RECOMMENDED DENIAL OF THE APPEAL.
Thomas Lee Glick, (818) 374-5062

Staff presented the case.

The President opened public hearing.

Applicant and his representative testified for the project.

Council District representative testified in support of the project.

There were no other speakers.

The President closed the public hearing.

The Commission deliberated.

Motion: Grant the appeal to remove Condition No. B-9; deny the appeal to modify Condition B-3; sustain all other Conditions of Approval; adopt findings; and adopt ENV-2004-1653-CE.

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

Vote: 5-0

The Commission recessed at 6:00 p.m. and reconvened at 6:07 p.m.

5. **APCSV-2007-7524-SPE-SPP**

Related Cases: APCSV-2006-4350-SPE-SPP;
ZA-1999-664-CUZ;
APCSV-2001-340-SPE-SPP;
DIR-2001-750-SPP-DRB;
DIR-2007-1306-SPP-DRB

CEQA: ENV 2007-7525-MND

Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 4

Location: 3151 North Cahuenga Bl. West

Expiration Date: 10-25-07

Appeal Status: Appealable to City Council

PUBLIC HEARING COMPLETED AUGUST 27, 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, including six (6) panel antennas, one (1) GPS antenna, one (1) microwave dish, and four (4) equipment cabinets, along a designated Scenic Highway within the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052) and within the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943); and

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 a wireless telecommunication facility to be installed on the rooftop of an existing office/retail building having an approximate height of 59 feet, in lieu of the maximum height limit of 30 feet; and

EXCEPTION, pursuant to Section 11.5.7 F of the LAMC, from Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943) to provide design review of a wireless telecommunication facility by the South Valley Area Planning Commission in the place of the Mulholland Design Review Board; and

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7 C of the LAMC, with the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167, 943); and

PROJECT PERMIT COMPLIANCE, pursuant to Section 11.5.7 C of the LAMC, with the Ventura Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052).

PROJECT: Installation, use and maintenance of an unmanned wireless telecommunication facility and appurtenant screening material, approximately 59 feet high, on the rooftop of an existing commercial office building, to be co-located with three (3) existing telecommunications facilities.

APPLICANT: Metro PCS/ROYAL Street Communications
Representatives: Shawna Desbois; Luciralia Ibarra

STAFF RECOMMENDED APPROVAL OF THE SPECIFIC PLAN EXCEPTION(S) FROM THE VENTURA-CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN AND THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN; APPROVAL OF THE PROJECT PERMIT COMPLIANCE WITH THE VENTURA-CAHUENGA BOULEVARD CORRIDOR SPECIFIC PLAN; AND DISAPPROVAL OF THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN EXCEPTION AND PROJECT PERMIT COMPLIANCE REQUESTS.

Thomas Lee Glick (818) 374-5062

Staff presented the case.

The President opened the public comment.

Applicant's representative spoke for the project; explained why the original project plan was modified; answered questions of the Commission.

One speaker supported Staff Recommendation.

Applicant's representative rebutted.

President closed the public comment.

The Commission deliberated.

Motion: Adopt Staff Recommendation; adopt Conditions of Approval; findings; and ENV-2007-7525.

Moved: Cochran

Seconded: Romero

Ayes: Andros, Murley, Epstein

Vote: 5-0

6. **ZA-2006-9127-CUB-1A**

CEQA: ENV-2006-9128-MND

Plan: Van Nuys-North Sherman Oaks

Council District: 2

Location: 13624 West Sherman Way

Expiration Date: 10-25-07

Appeal Status: Not further appealable

PUBLIC HEARING REQUIRED

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-W, 1, of a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption, in conjunction with a proposed mini-market (Sherman Way Market).

APPLICANT: Mouses Bislamyian; Representative: Lee Rabun

APPELLANT: Same

STAFF RECOMMENDED DENIAL OF APPEAL.

Sue Chang, (213) 978-1318

Staff presented the case and recommended to deny the appeal.

The President opened the public hearing.

Applicant/Appellant's representative testified for the Project/appeal.

Representative from the Greater Greater Valley Glen Council testified for the appeal.

Los Angeles Police Department representative testified against the appeal; however, submitted a list of recommended Conditions of Approval in case the Project is approved by the Commission.

The President announced for the record that the Council District Office is in support of the project.

The President closed the public hearing.

The Commission deliberated.

Motion: Grant the appeal with the adoption Conditions of Approval including volunteered Conditions by the applicants and/or recommended by the Los Angeles Police Department; overturned the action of the Zoning Administrator's denial, of a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption, in conjunction with a proposed mini-market; adopt modified findings; adopt Mitigated Negative Declaration No. ENV-2006-9128-MND.

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

Vote: 3-1

7. ZA-2007-1981-CU-1A

CEQA: ENV-2006-9128-MND

Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District:

3

Location:

20615 West Vanowen Street

Expiration Date:

10-27-07

Appeal Status:

Not further appealable

PUBLIC HEARING REQUIRED

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24.49, of a Conditional Use to authorize the installation, use and maintenance of an unmanned wireless telecommunications facility consisting of 12 screened antennas on the rooftop of an existing three-story apartment building behind screens and associated equipment cabinets mounted at the ground level within the apartment building.

APPLICANT: Brian Stotemyer, T-Mobile USA; Representative: Steve Kaali

APPELLANT: Same

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

Staff presented the case and answered questions of the Commission.

The President opened the public hearing.

Applicant/Appellant's representative and two other speakers testified for the project; answered questions of the Commission.

The President closed the public hearing.

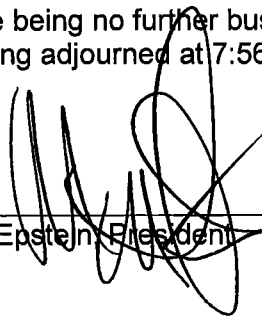
The Commission deliberated.

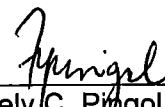
Motion: Deny the appeal; sustain the action of Zoning Administrator; adopted findings; and did not adopt ENV-2006-9128-MND.

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

Vote: 4-0

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 7:56 p.m.



Matt Epstein, President

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

Adopted on 02-28-08