

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, November 08, 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 4:37 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

None

B. Commission Requests

None

Below agenda item was moved out of order and was taken as Item No. 3

7. AA-2006-6359-PMLA-IA

CEQA: ENV-2006-6360-CE

Plan: North Hollywood-Valley Village

Council District:

2

Location:

5039 N. Colfax Avenue

Expiration Date:

N/A

Appeal Status:

Not further appealable to City Council

PUBLIC HEARING COMPLETED APRIL 05, 2007

AN APPEAL, of the entire approval by the Advisory Agency for the four-unit condominium development with ten parking spaces on a 7, 484 square foot lot.

APPLICANT: Carolyn Seeman
Neil Anapol, Representative

APPELLANT: Rameil Babanejad

STAFF RECOMMENDED DENIAL OF APPEAL.
Susan Palmas, (213) 978-1313

Staff reported the appellant has withdrawn the appeal.

There were no speakers present.

Motion: Deny the appeal without prejudice. Adopt staff findings.

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

Vote: 3-0

3. **APCSV-2007-2485-ZC-BL-ZAA**
Related Case: Tentative Tract No. 68756

CEQA: ENV-2007-2496-MND
Plan: Encino-Tarzana

Council District: 3
Location: 6012 North Tampa Avenue
Expiration Date: 01-23-08
Appeal Status: Zone change is further
appealable by the applicant

PUBLIC HEARING COMPLETED OCTOBER 01, 2007

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), from RA-1 (Suburban Zone) to R1-1 (One Family Zone).

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the LAMC, for a portion of a 25-foot Building Line established by Ordinance No. 105,340, approximately 200 linear feet in width, along Tampa Avenue.

DETERMINATION, pursuant to Section 12.24 X 7 of the LAMC, to permit fencing in the front yard of proposed Lots 1 and 8 of the tentative tract (No. 68756), adjacent to Tampa Avenue. The fence will be six feet in height in lieu of the maximum 42 inch high walls or fences that are otherwise permitted within the front yard setbacks of the proposed R1-1 zone.

PROJECT: Demolition of an existing single-family dwelling and accessory structures and the construction of eight (8) single-family dwellings each on a separate lot. The 8 lots will range from 5,000 to 5,997 net square feet. Each dwelling will be 2-stories, approximately 30 feet high, and will have attached two-car garages. The project site is approximately 52,473 square feet. **(Note: A Tentative Tract Map, No. 68756, for subdivision purposes was approved, with conditions by the Advisory Agency on August 22, 2007 and September 19, 2007.)**

APPLICANT: Perry Stone
Mark Brown, Representative

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE TO (T)(Q)R1-1 SUBJECT TO CONDITIONS OF APPROVAL; APPROVAL OF BUILDING LINE REMOVAL AND DETERMINATION AS REQUESTED.
Thomas Lee Glick (818) 374-5062

Staff presented the case; reported that the Council District Office and the Neighborhood Council both support the project.

The President opened the public comment.

Applicant's representative spoke for the project and answered questions of the Commission.

A representative from Tarzana Neighborhood Association spoke in support of the project.

There were no other speakers.

The President closed the public comment.

The Commission deliberated.

Motion: Adopt staff recommendation to approve Zone Change from RA-1 to (T)(Q)R1-1 subject to Conditions of Approval; approve Building Line Removal for a portion of a 25-foot Building Line; approve Determination to permit fencing in the front yard of proposed Lots 1 and 8 of the Tentative Map No. 68756; adopt Mitigated Negative Declaration No. ENV-2007-2486-MND.

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

Vote: 3-0

4. **ZA-2006-9781-ZAD-1A**

CEQA: ENV-2006-7064-MND

Plan: Sherman Oaks-Studio City-
Toluca Lake

Council District: 4

Location: 2924 North Las Alturas St.

Expiration Date: 11-25-07

Appeal Status: Not further appealable

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-X,21, of a Zoning Administrator's Determination to permit the construction, use and maintenance of a single-family dwelling fronting on a Substandard Hillside Limited Street improved to a width of 16 feet adjacent to the subject property in that the applicant's request was for relief from certain dedications with the request being for an effective road width of 24-feet "gross" plus 2-feet of dedication, 26-feet total for the frontage of the property.

APPLICANT: John Lyons
Helena Berge, Representative

APPELLANT: John Lyons
Helena Berge, Representative

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

Staff presented the case.

The President opened the public hearing.

Applicant and his two representatives testified for the project/appeal.

One speaker testified against the Project.

Council District representative testified in support of the Project/appeal.

Applicant rebutted on the issues of street dedication.

The President closed the public hearing.

Motion: Grant the appeal in appeal; sustain the action of the Zoning Administrator; modify Conditions of Approval by adding Condition No. 8; adopt Findings; and adopt Mitigated Negative Declaration ENV-2006-7064-MND..

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

Vote: 4-0

The Commission recessed at 5:45 p.m. and reconvened at 5:51 p.m.

5. **APCSV-2007-0285-ZC-ZAA**
CEQA: ENV-2007-0286-MND
Plan: Encino-Tarzana

Council District: 5
Location: 17634 Weddington Street
Expiration Date: 11-10-07
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED SEPTEMBER 24, 2007

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), from RA-1 (Suburban Zone) to RD1.5-1 (Restricted Density Multiple Dwelling Zone).

ADJUSTMENT, pursuant to Section 12.28 of the Los Angeles Municipal Code (LAMC), from Section 12.09.1 B.4 to permit 11 base units (before the "by-right" density bonus calculation of four additional units) in lieu of the maximum off 10 units permitted in the requested RD1.5.1.

PROJECT: Demolition of a single family dwelling and construction of a 15-unit apartment building (11 base units, with four additional "by right" density bonus units), with one unit set aside for a very low income household, 4-stories, a maximum height of 45 feet, with 38 parking spaces to be located in a subterranean parking garage, on a 16,472 square foot lot.

APPLICANT: Athena Novak and Rene Bernasconi
Brad Rosenheim, Representative

STAFF RECOMMENDED DISAPPROVAL OF ZONE CHANGE AND ADJUSTMENT REQUESTS AND ADOPTION OF FINDINGS.
Kevin D. Jones, (213) 978-1172

Staff presented the case.

Applicant's representative spoke for the project and in disagreement of Staff's finding on incompatibility.

Attorney for the neighborhood association and nine other speakers spoke in opposition of the project. A number of people stood up to show their support of the opposition. Also, a signed list was submitted for the record.

Council District representative spoke against the proposal.

Applicant's representative rebutted.

The President closed the public comment.

The Commission deliberated..

Motion: Deny the appeal; sustain the action of Planning staff; adopt findings.

Moved: Murley

Seconded: Andros

Ayes: Cochran, Romero, Epstein

Vote: 5-0

The Commission recessed at 6:55 p.m. and reconvened at 7:04 p.m.

6. **APCSV-2006-9156-ZC**
Related Case: VTT No. 67475-SL

CEQA: ENV-2006-9157-MND
Plan: Reseda-West Van Nuys

Council District: 6
Location: 17204 W. Roscoe Boulevard
Expiration Date: 12-12-07
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED OCTOBER 02, 2007

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), from RA-1 (Suburban Zone) to RD3-1 (Restricted Density Multiple Dwelling Zone and RD5-1 (Restricted Density Multiple Dwelling Zone).

PROJECT: A six-lot subdivision for the construction, use, and maintenance of new single-family residences in accordance with Ordinance No. 176,354 (small lot subdivision) and to include 14 parking spaces. The site will consist of approximately 14,878 net square feet and four-lots within the proposed RD3-1 Zone fronting Roscoe Boulevard and approximately 10,460 net square feet and two-lots fronting Burton Street in the proposed RD5-1 (for a total of 25,338 net square foot site after required dedication).

APPLICANT: Anton Caserta
Hank Krastman, Representative

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE TO (T)(Q)RD3-1 AND (T)(Q)RD5-1 SUBJECT TO CONDITIONS OF APPROVAL.
Sarah Rigamat, (213) 978-1382

Staff presented the case.

The President opened the public comment.

Applicant's representative briefly spoke for the project; concurred with Staff Report and Recommendation.

Council District Representative also spoke in agreement with Staff recommendation.

There were no other speakers.

The President closed public comment.

Motion: Adopt Staff's recommendation to approve Zone Change from RA-1 to (T)(Q)RD5-1 subject to Conditions of Approval; adopt Mitigated Negative Declaration NO. ENV-2006-9157-MND; and adopt Findings.

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

Vote: 5-0

8. **DIR-2006-10343-SPR-IA**

CEQA: ENV-2004-7804-MND-REC1
Plan: North Hollywood-Valley Village

Council District: 4
Location: 5031 Fair Boulevard
Expiration Date: 11/06/07
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, in part of Director's Site Plan Review Determination for the construction, use, and maintenance of a new approximately 289,384 square foot six-story apartment building, approximately 65 feet in height, comprising of 308 residential units and 560 parking spaces to be located at the northeast corner of Morrison Street and Klump Avenue, immediately east of Fair Avenue and west of Lankershim Boulevard.

APPLICANT: Tim Ball
Craig Jones, JSM Ferrara, LLC

APPELLANT: Bob Stiefel, Homeowner
George Hardwood/Johnson Properties, Representative

STAFF RECOMMENDED DENIAL OF APPEAL.
David Weintraub, (213) 978-1217

Staff presented the case; stated that both applicant and appellant came up with a compromise.

The President opened the public hearing.

Appellant addressed his issues of concern and also confirmed they met with the applicant and his engineer to discuss those issues.

One speaker testified on the parking issue.

The President closed the public hearing.

Motion: Approve staff recommendation to deny the appeal; approve the Director's Site Plan Review Determination dated September 21, 2007 with revised Conditions of Approval; adopt findings; and adopt Mitigated Negative Declaration No. ENV-2004-7804-MND-REC1.

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

Vote: 5-0

9. **DIR-2007-2360-DRB-SPP-IA**

CEQA: ENV-2007-2361-CE

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

Council District:

2

Location:

3716 Berry Drive

Expiration Date:

12/12/07

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 Los Angeles Municipal Code.

PROJECT: Construction of a new, 1,765 square-foot addition (including an attached, 1-car garage) to an existing, 2,340 square-foot (including an attached, 1-car garage, two-story, single-family residence, for a total of 4,105 square-feet, on a 27,698 square-foot lot. The maximum project height is 35 feet, 9 inches. The project will relocate 1 protected tree. The project is in the Outer Corridor and not visible from Mulholland Drive.

APPLICANT: Arnold Darini and Gerta Joseph
Theo Geiringer, Representative

APPELLANTS: Allen Ravert, Jane Hallworth, Clare Patricia Hallworth, and Nina Hallworth

STAFF RECOMMENDED DENIAL OF APPEALS.
Daniel O'Donnell, (818) 374-5066

Staff presented the case.

The President opened the public hearing.

Appellants' representative and all four appellants testified for the appeal.

Applicant testified for the project and addressed the issues of concerns of the appellants particularly with respect to the oak tree condition.

One speaker testified in support of the project.

Appellants and their representative rebutted; stated that they're willing to work with the applicant regarding the drainage issue,

Questions and answers ensued between the Commission and the appellants.

The President closed the public hearing.

The Commission deliberated.

Motion: Grant the appeal; overturn the determination of Conditional Approval by the Director of Planning dated September 13, 2007; disapprove the proposed project based on an inadequate environmental review; adopt the modified findings.

Moved: Cochran

Seconded: Andros

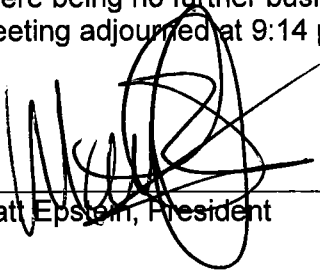
Ayes: Murley, Romero, Epstein

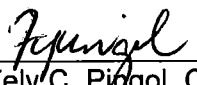
Vote: 5-0

10. PUBLIC COMMENT PERIOD

None

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 9:14 p.m.



Matt Epstein, President

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

Adopted on 03/13/08