

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, December 13, 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 4:40 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

The Commission unanimously agreed to cancel December 27, 2007 Meeting.

B. Commission Requests

None

Agenda Item No. 6 was moved out of order and was taken as Item No. 3

6. **ZA-2007-0982-YV-ZAD-1A**

CEQA: ENV-2005-6477-CE
Plan: Bel Air-Beverly Crest

Council District: 5
Location: 8660 West Skyline Drive.
Expiration Date: 01/05/08
Appeal Status: Further appealable to City Council if variance is granted

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, of a Variance from Section 12.21-A, 17(c)(2) of the Municipal Code to permit the construction, use and maintenance of a single-family dwelling to observe a height of 55 feet 7 inches in lieu of the 45 feet otherwise permitted.

APPLICANT: David Abramowitz
Fred Gaines, Representative

APPELLANT: David Abramowitz
Fred Gaines, Representative

STAFF RECOMMENDED DENIAL OF APPEAL.
Lourdes Green (213) 978-1313

The President announced that the applicant's representative sent a letter requesting continuance to February 28, 2008.

Motion: Approve the request for continuance to February 28, 2008.

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

Vote: 5-0

3. **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: 12/13/07
Appeal Status: Not further appealable to City Council

NOTE: *The South Valley Area Planning Commission received a request on October 25, 2007 for reconsideration of its decision made on September 11, 2007 of an appealed project permit compliance determination with the Valley Village Specific Plan, in accordance with the commission policy, pertaining to the condition of approval requiring the relocation of the driveway/access onto Ben Avenue.*

PUBLIC HEARING COMPLETED ON SEPTEMBER 27, 2007

RECONSIDERATION OF 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 RECOMMENDED APPROVAL OF THE REQUESTED RECONSIDERATION OF APPEALED DETERMINATION TO ALLOW THE ACCESS DRIVEWAY CONDITION TO BE MODIFIED IN ACCORDANCE WITH THE STAFF REPORT.

Frank Quon (818) 374-5036

Staff presented the case and gave an overview of what transpired during the original hearing of September 11, 2007. Staff also stated the reconsideration request from the Applicant was for the relocation of the driveway/access onto Ben Avenue.

The President opened the public comment.

Two speakers representing the Applicant spoke about Department of Transportation issues and recommendations and answered questions of the Commission.

The Applicant spoke on behalf of his request for reconsideration regarding the driveway condition. He also submitted one letter, into the record, from his neighbor supporting his request,

One speaker representing a neighbor spoke supporting the project but also raised the issues regarding the driveway access. Two other speakers supported the Commission's original action.

Applicant and his representative rebutted.

The President closed the public comment.

The Commission deliberated.

Motion: Sustain the Commission's original decision made September 27, 2007.

Moved: Murley

Seconded: Andros

Ayes: Epstein

Nays: Cochran, Romero

Vote: 3-2

Commissioner Romero left at 5:51 p.m.

4. DIR-2007-3681-DRB-SPP-IA

CEQA: ENV-2007-3682-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 4
Location: 7218-22 Sunnydip Trail
Expiration Date: 12/31/07
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 maximum, 3,700 square-foot (including an attached two-car garage and one-car carport), three-story, single-family residence, on an approximately 7,400 square-foot lot. The project is in the Outer Corridor and not visible from Mulholland Drive.

APPLICANT: Ziad Janah
Theo Geiringer, Representative

APPELLANT: Cahuenga Pass Neighborhood Association
Joan Luchs, Representative

STAFF RECOMMENDED DENIAL OF APPEAL.
Oliver Netburn, (818) 374-5038

Staff presented the case and answered questions of the Commission.

The President opened the public hearing.

Appellant's representative testified for the appeal; one additional speaker testified against the project.

Appellant's representative made some closing statements.

The applicant and/or his representative were not present at the meeting and there were no speakers supporting the project.

The President closed the public hearing.

The Commission deliberated.

Motion: Grant the appeal; deny the project, and overturn the determination of Conditional Approval by the Director of Planning dated October 01, 2007, and adopt the findings.

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

Vote: 4-0

The Commission recessed at 6:15 p.m. and reconvened at 6:28 p.m.

5. DIR-2007-4157-DRB-SPP-IA

CEQA: ENV-2007-4158-CE
Plan: Hollywood

Council District: 4
Location: 7668 W. Woodrow Drive
Expiration Date: 01/09/08
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, of the Director of Planning's **Disapproval** of the 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: A Design Review and Project Permit Compliance application for the demotion of an existing 473 square-foot single-family residence , and the construction of a new, two-story, single-family residence, for a total of no more than 3,550 square feet (including an attached two-car garage), on an approximately 7,200 square-foot lot. The maximum project height is 36 feet. The project is in the Outer Corridor, downslope, and not visible from Mulholland Drive.

APPLICANT: Susan Vorhand

APPELLANT: Susan Vorhand
Max Sena, Representative

STAFF RECOMMENDED DENIAL OF APPEAL.
Jennifer Driver, (818) 374-5034

Staff presented the case.

The President opened the public hearing.

Applicant/Appellant's representative testified for the project/appeal and answered questions of the Commission.

Daughter of the applicant and a one speaker testified for the project.

One speaker testified against the project and supported the Staff recommendation and one speaker made general comment regarding the project and testified in support of the project with some modifications on the Conditions of Approval.

The President closed the public hearing.

The Commission deliberated.

Motion: Deny the appeal; sustain the determination of the Director of Planning dated October 09, 2007, disapprove the proposed project and adopt the findings.

Seconded: Murley
Ayes: Cochran
Nays: Andros, Epstein\
Absent: Romero

Vote: 4-0

Agenda Item Nos. 7 and 8 were discussed simultaneously as they were related.

7. **ZA-2006-10269-ZAD-ZAA-1A**

Related Case: DIR-2006-4070-DRB-SPP-MSP

CEQA: ENV-2006-10270-MND
Plan: Canoga Park-Winnetka-Woodland
Hills-West Hills

Council District: 3
Location: 4195 Saltillo Street
Expiration Date: 01/16/08
Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approvals of: **1)** Pursuant to Los Angeles Municipal Code Sections 12.24-X,21,a Zoning Administrator's Determination granting use of property fronting a Substandard Hillside Limited Street that does not have a vehicular access on street improved with a minimum 20-foot wide continuous paved roadway width to the boundary of the Hillside Area as required under Section 12.21-A,17(e)(3), in conjunction with the construction of a 1,970 square-foot, single-family dwelling with an attached 394 square-foot garage, for a total of 2,364 square feet, on a vacant 6,354 square-foot lot; and **2)** Pursuant to Los Angeles Municipal Code Sections 12.28, a Zoning Administrator Adjustment from Section 12.21-C,1(g) granting an over height fence/wall 10 feet in height in the-front yard setback and 15 feet 8 inches within the easterly side yard setback.

APPLICANT: Eugenia Gouzy
Herman Gouzy, Representative

APPELLANT: Robert Morgan

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

Staff presented the case.

The President opened the public hearing.

Applicants for both cases were not present.

Appellant testified for the appeal and against the project.

Council District representative and eleven other speakers testified in support of the appeal.

Appellant made closing statements.

Planning staff made clarifications on some issues. One speaker was asked to answer question on the street widening and the retaining wall issues.

The President closed the public hearing.

The Commission deliberated.

Motion: Grant the appeal in part; sustain the determination of the Zoning Administrator and clarify that the denial will require the project proponent to make all street dedications and improvements as required by the Los Angeles Municipal Code; overturn the Determination of the Zoning Administrator in its approval of a Zoning Administrator Adjustment granting an over height side yard setback.

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

Vote: 4-0

8. **ZA-2007-0975-ZAD-1A**

Related Case: DIR-2006-4066-DRB-SPR-MSP

CEQA: ENV-2007-0976-MND
Plan: Canoga Park-Winnetka-Woodland
Hills-West Hills

Council District: 3
Location: 4199 Saltillo Street
Expiration Date: 01/16/08
Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's approval, pursuant to Los Angeles Municipal Code Sections 12.24-X,21, of a Zoning Administrator's Determination granting use of property fronting a Substandard Hillside Limited Street that does not have a vehicular access on a street improved with a minimum 20-foot wide continuous paved roadway width to the boundary of the Hillside area as required under Section 12.21-A,17(e)(3), in conjunction with the construction of a 2,362 square-foot, single-family dwelling with an attached 502 square-foot garage, for a total of 2,874 square feet, on a vacant 6,497 square-foot lot.

APPLICANT: Eva Domnics
Herman Gouzy, Representative

APPELLANT: Robert Morgan

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

SEE DISCUSSIONS ON AGENDA ITEM NO. 7

Motion: Grant the appeal in part; sustain the determination of the Zoning Administrator and clarify that the denial will require the project proponent to make all street dedications and improvements as required by the Los Angeles Municipal Code.

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

Vote: 4-0

9. **DIR-2007-0371-DRB-SPP-IA**

CEQA: ENV-2007-0372-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 5
Location: 13751 Mulholland Drive
Expiration Date: 01/02/08
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 maximum, 7,500 square-foot (including an attached two-car garage), two-story, single-family residence, on an approximately 21,700 square-foot lot. The maximum project height is 30 feet. The project is in the Inner Corridor, downslope, and visible from Mulholland Drive.

APPLICANT: Jasbir Singh

APPELLANTS: Jasbir Singh
Korin L. Kahn

STAFF RECOMMENDS GRANTING OF APPEAL IN PART BY IMPOSING THE ADDITIONAL
CONDITIONS OF APPROVAL CONTAINED IN EXHIBIT N.

Daniel O'Donnell, (818) 374-5066

Staff presented the case and answered questions of the Commission.

The President opened the public hearing.

Appellant No. 2 testified in support of his appeal.

Applicant/Appellant's representative testified for the project and submitted a letter dated December 13, 2007 withdrawing their appeal. The Applicant/Appellant's representative agreed to comply with all the Conditions of Approval imposed by the Department.

Applicant testified for the project.

Applicant/Appellant's Civil Engineer also testified and responded to the issues brought by the other Appellant No. 2.

Two additional speakers testified for the project and two against.

Appellant No. 2 rebutted as did the Civil Engineer for the Applicant.

Applicant was asked to respond to Commission questions.

The President closed the public hearing.

Lengthy Commission deliberation ensued.

Motion: Grant the appeal in part; sustain the determination of Conditional Approval by the Director of Planning dated October 01, 2007; and adopt the additional Conditions of Approval, and the modified Findings.

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

Vote: 4-0

10. **DIR-2006-6528-DRB-SPP-IA**

CEQA: ENV-2006-6529-CE
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 4326 Rosario Street
Expiration Date: 01/09/08
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, 2,056 square-foot (including an attached, 2-car garage), two-story, single-family residence, on an approximately 2,200 square-foot lot. The maximum proposed building height is 21 feet. The project requires 153 cubic yards of cut, 60 cubic yards of fill and 93 cubic yards of export. The project is in the Outer Corridor and not visible from Mulholland Drive.

APPLICANT: Angelica S. Dolgin

APPELLANT: Ann Fuhrman

STAFF RECOMMENDS DENIAL OF APPEAL.
Daniel O'Donnell, (818) 374-5066

Staff presented the case.

The President opened the public hearing.

Appellant's representative testified for the appeal and read, into the record, a letter submitted by the appellant.

Applicant testified for the project and discussed the issues of drainage which she stated will be resolved once the project is approved. Applicant answered questions of the Commission.

There were no other speakers.

The President closed the public hearing.

Motion: Grant the appeal in part; modify the Conditions of Approval; adopt Findings; and adopt Mitigated Negative Declaration No. ENV-2006-6529-CE.

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

Vote: 4-0

11. **DIR-2007-3046-SPP-IA**

CEQA: ENV-2007-3047-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2
Location: 12117 Ventura Boulevard
Expiration Date: 01/10/08
Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

AN APPEAL, of the Director of Planning's Determination of the Project Permit Compliance
Conditional Approval – Ventura-Cahuenga Boulevard Corridor Specific Plan.

PROJECT: A Specific Plan Project Permit Compliance for a new façade, two (2) new signs, outdoor seating area and a change-of-use from retail to sit-down restaurant in an existing 2,743 square feet tenant space within a multi-tenant shopping center. The outdoor seating shall be uncovered and therefore not considered floor area

APPLICANT: Grace Byers

APPELLANT: Allen Ravert

STAFF RECOMMENDS DENIAL OF APPEAL.
Priya Mehendale, (818) 374-5044

Staff presented the case.

The President opened the public hearing.

Appellant and his representative testified for the appeal.

Applicant's spouse and her representative both testified for the project.

Four speakers supported the appeal and four for the project.

Applicant's and Appellant's representatives both rebutted and answered questions of the Commission.

The President closed the public hearing.

The Commission deliberated. Appellant was asked to respond to additional questions.

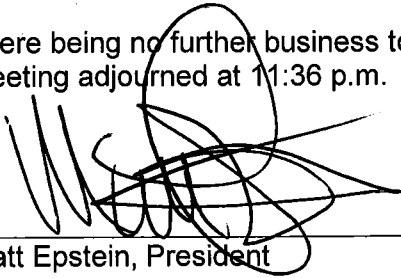
Motion: Deny the appeal; adopt the Conditions of Approval and Findings of the Director's Determination dated October 03, 2007, and adopt CEQA No. ENV-2007-3047-CE.

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

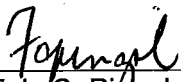
Vote: 3-1

12. PUBLIC COMMENT PERIOD

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 11:36 p.m.



Matt Epstein, President



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

Adopted on

03/27/08