

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, January 10, 2008
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 4:35 p.m.

Commissioners present: George Andros, Steve Cochran, Gordon Murley, Barbara Romero

Commissioner absent: None

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar

A motion to cancel January 24, 2008 was moved by Commissioner Murley and seconded by Commissioner Andros. The other Commissioners concurred.

B. Commission Requests

None

Item No. 5 was moved out of order and taken as Item No. 3.

5. PUBLIC COMMENT PERIOD

Applicants for Case No. DIR-2007-3681-DRB-M requested for Commission reconsideration of its decision made on December 13, 2007. They claimed the Notice of Hearing was not served/received which resulted in the applicants not attending the December 13, 2007 meeting.

A motion to approve the request for reconsideration and rehear the case on February 28, 2008 was moved by Commissioner Romero, seconded by Commissioner Cochran, and approved by the remaining three Commissioners.

3. **APCSV-2007-3610-ZV-SPE-SPP**

CEQA: ENV-2007-3611-MND
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2
Location: 11800-11804 West Ventura Blvd.
Expiration Date: 01/18/08
Appeal Status: Further appealable to
City Council

PUBLIC HEARING COMPLETED ON DECEMBER 03, 2007

SPECIFIC PLAN EXCEPTION, pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7 F, from Section 5.C.1 of the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No.174,052) to permit the expansion of an animal hospital use that is not permitted in a Pedestrian-Oriented District (POD);

SPECIFIC PLAN EXCEPTION, pursuant to LAMC Section 11.5.7 F, from Section 7.F.1(a) to permit zero (0) additional parking above the existing 10 parking spaces in lieu of the 5 additional spaces required for the addition area based upon the Specific Plan parking rate for commercial uses, other than offices, of at least one parking space for each 250 square feet of floor area;

VARIANCE, pursuant to LAMC Section 12.27, from LAMC Section 12.14.A.17 to allow the continued use and expansion of an animal hospital otherwise not permitted in the C2 zone; and

PROJECT PERMIT COMPLIANCE, pursuant to LAMC Section 11.5.7 C, with the Ventura-Cahuenga Boulevard Corridor Specific Plan.

PROJECT: Addition of 1,334 square feet to the second floor of an existing, two-story, 4,613 square-foot animal hospital on a 11,003 square-foot lot. The existing animal hospital is legally, non-conforming. There is no new parking proposed. At the completion of the proposed project, the building's maximum height will be 28'-6", total floor area will be 5,947 square feet, and total provided parking will be the 10 existing parking spaces.

APPLICANT: Studio City Animal Hospital
Attention: Dr. Clyde Pitts

Representative: Rosenheim and Associates
Attention: Brad Rosenheim

STAFF RECOMMENDED APPROVAL OF SPECIFIC PLAN EXCEPTIONS, VARIANCE, AND PROJECT PERMIT COMPLIANCE SPECIFIED IN THE STAFF RECOMMENDATION REPORT.
Thomas Lee Glick (818) 374-5062

Staff presented the case.

The President opened the public comment.

Applicant's representative spoke for the project; requested that Conditions of Approval be modified by eliminating Conditions A2, A7, A11.a, a11.b; and that Condition B-26 also be modified as indicated in his letter dated January 8, 2008. He also answered questions of the Commission.

The President closed the public comment as no other speakers were present.

Commission deliberated. Main discussion was focused on issues of the parking condition.

Motion: Adopt Staff Recommendation to approve Specific Plan Exceptions, Variance, and Project Permit Compliance as requested; modify Conditions of Approval; adopt findings; and adopt Mitigated Negative Declaration No. ENV-2997-3611-MND.

Moved: Murley

Seconded: Romero

Ayes: Andros, Cochran, Epstein

Vote: 5-0

The Commission recessed at 5:50 p.m. and reconvened at 6:07 p.m.

Vice President Murley presided over the meeting as the President recused himself for the next case.

4. DIR-2007-2637-DRB-SPP-IA

CEQA: ENV-2007-2638-CE

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

Council District: 5

Location: 3721 Ventura Canyon Avenue

Expiration Date: 01/1507

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: The construction of a maximum, 3,800 square-foot (including an attached, two-car garage), two-story, single-family residence, on an approximately 14,000 square-foot lot. The maximum project height is 36 feet. The project will remove 18 protected native trees. The project is in the Outer Corridor and not visible from Mulholland Drive.

APPLICANT: Philip Broomandan

APPELLANT: David Randall

STAFF RECOMMENDED TO GRANT THE APPEAL IN PART BY IMPOSING ADDITIONAL CONDITIONS OF APPROVAL CONTAINED IN EXHIBIT L; SUSTAIN THE DETERMINATION OF THE DIRECTOR OF PLANNING, ADOPT THE ADDITIONAL CONDITIONS OF APPROVAL.
Oliver Netburn, (818) 374-5038

Staff presented the case.

Appellant's representative testified against the project and disagreed with the Staff Report Determination that the project was officially approved by the Design Review Board (DRB). He stated that the DRB had no quorum at that time.

Staff explained that DRB is an advisory agency and not a decision-making body.

There were a number of people who submitted speaker cards but did not want to speak. Three speakers testified against the project and for the appeal.

Applicant, his representative, and a speaker testified for the project. Architect of the project testified and discussed the issues brought up by the appellant.

Both applicant and appellant, and their respective representatives rebutted.

The President closed the public hearing.

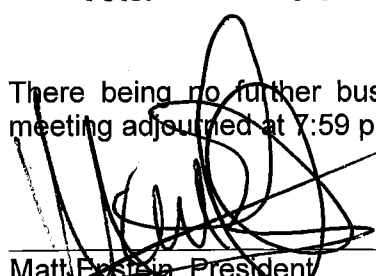
Lengthy discussion ensued.

Motion: Grant the appeal in part; modify the Conditions of Approval by imposing additional conditions contained in the Staff Recommendation Report, Exhibit N; sustain the determination of the Director of Planning, adopt the findings.

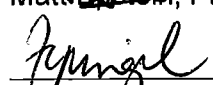
Moved: Romero
Seconded: Andros
Ayes: Murley
Nays: Cochran
Recused: Epstein

Vote: 3-1

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 7:59 p.m.



Matt Epstein, President



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

Adopted on 04-10-08