

**OFFICIAL**  
CITY OF LOS ANGELES  
South Valley Area Planning Commission Minutes  
Thursday, April 23, 2009  
Marvin Braude Constituent Service Center  
6262 Van Nuys Boulevard, First Floor Meeting Room  
Van Nuys, California 91401

MINUTES OF 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 RECORDING FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT **<http://www.planning.lacity.org>**.

The meeting was called to order by Commission President Matt Epstein at 4:30 p.m.

Commissioners present: George Andros, Steve Cochran, Gordon Murley

Commissioner absent: Barbara Romero

**1. DEPARTMENTAL REPORT - ITEMS OF INTEREST**

None

**2. COMMISSION BUSINESS**

**A. Advance Calendar**

Commissioner Andros indicated that he is questionable on June 11, 2009 meeting.

**B. Commission Requests**

None

3. **PS-1354-1A**

**CEQA:** ENV-2001-3642-MND  
**Plan:** Sherman Oaks-Studio City-  
Toluca Lake

**Council District:** 2  
**Location:** 12340 Viewcrest Road  
**Expiration Date:** 08/31/08 ext.  
**Appeal Status:** Not further appealable to  
City Council

***Continued from 09/25/08, 10/23/08,  
and 01/22/09***

**PUBLIC HEARING**

**AN APPEAL**, from the entire decision of the Advisory Agency in approving PS-1354 for a private street providing legal frontage and access for a legal lot located at 12340 Viewcrest Road; **and** deny the environmental clearance Mitigated Negative Declaration No. ENV-2001-3642-MND.

**APPLICANT:** Syed Hasan

**APPELLANT:** Melanie Reingold Personal Residence Trust dated August 19, 2005

**STAFF RECOMMENDS:** **Deny** the appeal; **sustain** the findings of the Advisory Agency; and **deny** the environmental clearance Mitigated Negative Declaration No. ENV-2001-3642-MND.

**Staff:** Joey Vasquez (213) 978-1352

The President opened the public hearing.

Applicant's representative testified for the case; discussed the documents and exhibits submitted; and answered questions of the Commission.

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

Four speakers testified against the appeal.

Council District representative expressed disappointment of the Deputy City Attorney not being in the meeting despite of his request for the Attorney's presence.

Both the applicant and appellant rebutted.

Staff answered additional questions of the Commission.

The President closed the public hearing.

The Commission deliberated.

**Motion:** Deny the appeal; sustain the findings of the Advisory Agency; and deny the environmental clearance Mitigated Declaration No. ENV-2001-3642-MND.

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

**Vote: 2-2 (Failure to Act)**

**4. ZA-2007-5836-ZAD-1A**

**CEQA:** ENV-2007-5837-MND  
**Plan:** Sherman Oaks-Studio City-  
Toluca Lake

**Council District:** 5  
**Location:** 15234 Rayneta Drive  
**Expiration Date:** 03/11/09  
**Appeal Status:** Not further appealable to  
City Council

***Continued from 02/26/09***

**PUBLIC HEARING**

**AN APPEAL**, from the Zoning Administrator's decision 1) pursuant to Los Angeles Municipal Code Section 12.24-X,21, for **denial** of a request for a permit to construct, use and maintain a two-story, 13,077 square-foot single-family dwelling with three-car detached garage, guest house above garage and swimming pool (including 920 square-foot guest house, 466 square-foot covered porch and 1,083 square-foot garage) on a 32,352 square-foot lot fronting on a Substandard Hillside Limited Street improved to a width of less than 20 feet adjacent to the subject property and that does not have vehicular access route from a street improved with a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area, in lieu of the minimum 20-foot wide roadway required under Section 12.21 -A,17(e)(2) and (3) of the Code; and a request to allow fill and cut of earth involving approximately 2,100 cubic yards of dirt; and 2) pursuant to Los Angeles Municipal Code Section 12.24-X,26, for a of a request to allow six retaining walls and one impact wall; and **deny** environmental clearance Mitigated Negative Declaration ENV-2007-5837-MND.

**APPLICANT:** Sarkis Danayan  
Representative: Jacov Koyshman

**APPELLANT:** Sarkis Danayan  
Representative: Jacov Koyshman

**STAFF RECOMMENDS:** **Deny** the appeal; **sustain** the decision of the Zoning Administrator for **denial** of a two story single-family dwelling and detached three-car garage with an above guest house and a pool on a lot fronting on a Substandard Hillside Limited Street improved to a width of less than 20 feet, and the construction of six retaining walls and one impact wall, and **deny** environmental clearance Mitigated Negative Declaration ENV-2007-5837-MND.

**Staff:** Albert Landini (213) 369-0552

Applicant/Appellant requested continuance of the case of which Planning Staff disagreed.

The Commission unanimously voted to proceed with the hearing.

Planning Staff then briefly presented the case.

The President opened the public hearing.

Applicant/Appellant testified for the project. He further added that they are making some significant positive changes on the project and they are willing to work with the neighbors. One additional speaker testified in support.

Representative of the aggrieved neighbors also testified against the proposal/appeal.

Applicant rebutted.

There being no other speakers, the President closed the public hearing.

Commission deliberated.

Motion: **Deny** the appeal; **sustain** the decision of the Zoning Administrator for **denial** of a two story single-family dwelling and detached three-car garage with an above guest house and a pool on a lot fronting on a Substandard Hillside Limited Street improved to a width of less than 20 feet, and the construction of six retaining walls and one impact wall, and **deny** environmental clearance Mitigated Negative Declaration ENV-2007-5837-MND.

Moved: Cochran

Seconded: Andros

Ayes: Murley, Epstein

Absent: Romero

Vote: 4-0

The Commission recessed at 6:15 p.m. and reconvened at 6:30 p.m.

5. **ZA-2008-1254-CUW-1A**

**CEQA:** ENV-2007-1255-MND

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

**Council District:** 3

**Location:** 20615 West Vanowen St.

**Expiration Date:** 03/21/09

**Appeal Status:** Not further appealable to City Council

***Continued from 03/12/09***

**PUBLIC HEARING**

**AN APPEAL**, from the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,49, for the **denial** of a Conditional Use Permit for the construction use and maintenance of an unmanned wireless telecommunications facility consisting of three sectors with four antennas per sector for a total of 12 on the roof of an existing three-story apartment to exceed 10 feet above the highest point of the roof line, and the location of a total of five equipment cabinets within the subterranean garage; and **deny** the environmental clearance Mitigated Negative Declaration No. ENV-2007-1255-MND.

**APPLICANT:** Scott Harry, T-Mobile USA, Inc.  
Representative: Steve Kaali, Synergy Development Services

**APPELLANT:** Omnipoint Communications, A subsidiary of T-Mobile USA Inc.  
Representative: Steve Kaali, Synergy Development services

**STAFF RECOMMENDS:** **Deny** the appeal; **sustain** the decision of the Zoning Administrator for **denial** of a Conditional Use Permit for the construction use and maintenance of an unmanned wireless telecommunications facility consisting of three sectors with four antennas per sector for a total of 12 on the roof of an existing three-story apartment building and not to exceed 10 feet above the highest point of the roof line, and the location of a total of five equipment cabinets within the subterranean garage, and **deny** the environmental clearance Mitigated Negative Declaration No. ENV-2008-1255-MND.

**Staff:** Albert Landini (213) 369-0552

Staff briefly presented the case; gave reasons for his denial of the project.

The President opened the public hearing.

Applicant representatives testified for the project and answered questions of the Commission.

Two additional speakers testified for the project.

Applicant representative rebutted.

The President closed the public hearing.

Commission deliberated.

**Motion:** **Deny** the appeal; **sustain** the decision of the Zoning Administrator for **denial** of a Conditional Use Permit for the construction use and maintenance of an unmanned wireless telecommunications facility consisting of three sectors with four antennas per sector for a total of 12 on the roof of an existing three-story apartment building and not to exceed 10 feet above the highest point of the roof line, and the location of a total of five equipment cabinets within the subterranean garage, **adopt** staff findings, and **deny** the environmental clearance Mitigated Negative Declaration No. ENV-2008-1255-MND.

Moved: Cochran  
Second: Andros  
Ayes: Murley, Epsteoj  
Nays:  
Absent: Romero  
  
**Vote: 4-0**

6. **DIR-2008-3745-SPP-1A**

**CEQA:** ENV-2008-3746-CE  
**Plan:** Bel-Air-Beverly Crest

**Council District:** 5  
**Location:** 14460 Mulhoiland Drive  
**Expiration Date:** 04/27/09  
**Appeal Status:** Not further appealable  
City Council

PUBLIC HEARING

**AN APPEAL**, of the Director of Planning's **denial of Project Permit Adjustment**, pursuant to Section 11.5.7.E of the Los Angeles Municipal to allow a reduced side yard setback of 6 feet, 11½ inches, in lieu of the required 8 feet, 10 inches, for the construction of a 399 square-foot (including 300 square feet of garage area) addition, to an existing, 1,713 square-foot, single-family residence on an approximately 13,673 square-foot lot. The maximum building height is 13-foot, 10-inch. The project requires the construction of a new, 24-foot, 6-inch long retaining wall with a maximum height of 7 feet. The project is in the Inner Corridor and not visible from Mulholland Drive; **find** the environmental clearance Categorical Exemption No. ENV-2008-3746-CE.

**APPLICANT:** Michael A. Eldrige

**APPELLANT:** Michael A. Eldrige

**STAFF RECOMMENDS:** **Deny** the appeal; **sustain** the Director of Planning's **denial** of the Project Permit Adjustment, pursuant to Section 11.5.7.E of the Los Angeles Municipal Code, **adopt** the findings therein; and **find** the environmental clearance Categorical Exemption No. ENV-2008-3746-CE.

**Staff:** Oliver Netburn (818) 374-5038

Staff presented the case.

The President opened the public hearing.

Applicant/Appellant testified for the project/appeal and answered questions of the Commissio.

One speaker testified in support of the project.

Applicant/Appellant rebutted.

The President closed the public hearing.

Commission deliberated.

Motion: **Deny** the appeal; **sustain** the Director of Planning's **denial** of the Project Permit Adjustment, pursuant to Section 11.5.7.E of the Los Angeles Municipal Code, **adopt** the findings therein; and **find** the environmental clearance Categorical Exemption No. ENV-2008-3746-CE.

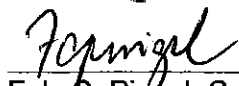
Moved: Andros  
Second: Murley  
Ayes: Cochran  
Absent: Romero

Vote: 4-0

## 7. PUBLIC COMMENT PERIOD

None

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 7:50 p.m.

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

Adopted: 5-14-09