

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, March 12, 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 4:36 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

Commissioner Romero indicated that she will not be available for the April 23rd meeting.

B. Commission Requests

None

3. **DIR-2005-3266-PUB-ZV-ZAA-PA1-1A**
Related Case: CPC-2005-3266-PUB-ZV-ZAA

CEQA: ENV-2008-4300-CE
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2
Location: 4155 N. Whitsett Avenue
Expiration Date: 01/30/09 ext.
Appeal Status: Zone Variance may be
appealed to City Council
if granted

Continued from 02/12/09

PUBLIC HEARING

AN APPEAL, of the Director's Determination allowing the removal of four (4) trees fronting Whitsett Avenue from Fire Station No. 78 approved for construction, use and maintenance by the City Planning Commission on September 22, 2005 (CPC 2005-3266-PUB-ZV-ZAA); and **find** that the project is Categorically Exempt pursuant to Class 5, Category 23, City CEQA Guidelines, Article III, Section 1, State EIR Guidelines Section 15100.

REQUESTED ACTION: Pursuant, to Section 12.24 M, delegating authority to the Director of Planning to approve on behalf of the City Planning Commission plans for the development of previously approved conditional use, to approve a modification of the Landscape Plan (Condition No. 5) allowing the removal of four eucalyptus trees from the Fire Station site.

APPLICANT: Los Angeles Fire Department
Bureau of Engineering

APPELLANT: Barbara Monahan Burke

STAFF RECOMMENDS: **Deny** the appeal; **sustain** the Director's Site Plan Review Determination dated December 12, 2008; **adopt** findings; and **find** that the project is Categorically Exempt pursuant to Class 5, Category 23, City CEQA Guidelines, Article III, Section 1, State EIR Guidelines Section 15100.

Staff: Rony E. Giron (818) 374-9907

Staff presented the case.

The President opened the public hearing.

Appellant testified for the appeal; submitted documents from Studio City Residents Association dated March 11, 2009 supporting the appeal.

Two representatives of the applicant testified for the project and answered questions of the Commission. Both agreed to the proposed added Conditions of Approval presented by the appellant.

Ten speakers testified in favor of the appeal

Council District representative testified in support of the proposed added conditions by the appellant.

Both the applicant and appellant rebutted.

The President closed the public hearing.

Lengthy deliberations ensued.

Motion: Grant the appeal, overturn the action of the Zoning Administrator,
Modify conditions of approval and findings, adopt ENV-2008-4300-CE.

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

Vote: 4-1

4. AA-2007-1638-PMLA-1A

CEQA: ENV-2007-1639-MND
Plan: Hollywood

Council District: 4
Location: 7685 West Willow Glen Road
2600 North Woodstock Road
Expiration Date: N/A
Appeal Status: Not further appealable to
City Council

Continued from 02/26/09

PUBLIC HEARING COMPLETED DECEMBER 4, 2008

AN APPEAL, of the Advisory Agency's disapproval of AA-2007-1638-PMLA in its entirety for the Preliminary Parcel Map for a two-parcel, single-family subdivision. The subdivision request is on a 37,619 gross square-foot lot, zoned R11-1-H. Parcel A is proposed at 17,488 gross square feet and Parcel B is proposed at 20,460 gross square feet; and **deny** the Mitigated Negative Declaration No. ENV-2007-1639-MND.

APPLICANT: Hank Krastman

APPELLANT: Hank Krastman

STAFF RECOMMENDS: **Deny** the appeal; **sustain** the findings of the Deputy Agency; and **deny** the environmental Mitigated Negative Declaration No. ENV-2007-1639-MND.

Staff: Jennifer Driver (818) 374-5034

Discussion:

Staff presented the case and answered questions of the Commission.

The President opened the public comment.

Applicant/appellant spoke of the proposed project.

Two speakers spoke against the project/appeal and in support of the Planning Staff decision.

Council District representative spoke in opposition of the project/appeal.

Applicant/appellant rebutted.

The President closed the public comment.

The Commission deliberated.

Motion: Deny the appeal; sustain the decision of Planning Staff in disapproving the Preliminary Parcel Map for a two-parcel, single-family subdivision; adopt the findings of the Deputy Agency, and deny the Mitigated Negative Declaration No. 2007-1639-MND.

Moved: Murley

Seconded: Romero

Ayes: Andros, Cochran, Epstein

Vote: 5-0

The Commission recessed at 6:36 and reconvened at 6:50 p.m.

5. ZA-2007-5932-CUB-1A

CEQA: ENV-2006-5332-MND-REC1

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

Council District: 3

Location: 22748 West Saticoy Street

Expiration Date: 03/11/09

Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-W, 1, for the **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 the continued operation of an existing 2,429 square-foot market; and **deny** the environmental clearance Mitigated Negative Declaration No. ENV-2006-5332-MND-REC1.

APPLICANT: Sameer Hannoun, Alta Dena Express
Representative: Will Nieves

APPELLANT: Sameer Hannoun, Alta Dena Express
Representative: Will Nieves

STAFF RECOMMENDS: Deny the appeal; sustain the decision of the Zoning Administrator for denial of a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for off-site consumption, in conjunction with the continued operation of an existing 2,429 square-foot market; and deny the environmental clearance Mitigated Negative Declaration No. ENV-2006-5332-MND-REC1.

Staff: Anik Charron (213) 978-1307

Planning staff announced that applicant/appellant requested continuance of the case in which she was not supporting.

The Commission unanimously agreed to hear the case, therefore Planning Staff proceeded to present the case.

The President opened the public hearing.

Applicant and his representative testified for the proposed project.

The Council District representative was asked to come forward and answer questions of the Commission. He then expressed his opinion that this project is an opportunity to improve the property and/or the area, therefore, recommended that the request for continuance be granted.

After further discussion a motion was made by the Commission.

Motion: Approve request to continue the case to May 28, 2009.

Moved: Cochran

Seconded: Andros

Ayes: Murley, Epstein

Absent: Romero

Vote: 4-0

6. ZA-2008-1254-CUW-1A

CEQA: ENV-2007-1255-MND

Plan: Canoga Park-Winnetka-Woodland Hills

Council District: 3

Location: 20615 West Vanowen Street

Expiration Date: 03/21/09

Appeal Status: Not further appealable to City Council

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

Applicant's representative confirmed their request for continuance to April 23, 2009.

Motion: Approve request for continuance to April 23, 2009.

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

Vote: 4-0

7. APCSV-2008-3763-SPE-MSP

Related Case: DIR-2008-2352-DRB-SPR-MSP

CEQA: ENV-2008-3764-MND
Plan: Hollywood

Council District: 4
Location: 2636 N. Lamar Road
Expiration Date: 03/15/09
Appeal Status: Further appealable
City Council

PUBLIC HEARING COMPLETED JANUARY 23, 2009

SPECIFIC PLAN EXCEPTION, pursuant to Section 11.5.7F of the Los Angeles Municipal Code (LAMC), from Section 5.B.1.b. of the Mulholland Scenic Parkway Specific Plan (Ordinance 167,943) to permit the construction of a 111 square foot first floor addition, a 1,158 square foot second story addition, with a maximum height of 25 feet, and a 76.76 square foot rear balcony to an existing 2,134 square foot single-family dwelling and the construction of an extension of the existing retaining wall in the rear yard located on a Prominent Ridge as not otherwise permitted.

Adopt Mitigated Negative Declaration ENV-2008-3764-MND, a mitigated negative declaration per the California Environmental Quality Act, to permit the construction of a 111 square foot first floor addition, a 1,158 square foot second story addition with a maximum height of 25 feet, and a 76.76 square foot rear balcony to an existing 2,134 square foot single-family dwelling and the construction of an extension of the existing rear yard retaining wall located on a Prominent Ridge as not otherwise permitted.

APPLICANT: Mark and Lisa Schwartz
Representative: Jon Brouse, AIA & Associates

PROJECT: Construction of a first story, 111 square-foot addition, a second story, 1,158 square-foot addition, and a 76.76 square-foot rear balcony to an existing one-story, 2,134 square-foot, single-family dwelling (including 2-car garage), for a total of 3,686 square-feet and a maximum proposed height of 25 feet, on a 14,172 square-foot lot. An extension of the existing rear yard retaining wall is proposed to be constructed. The project is located on a Prominent Ridge within the Mulholland Scenic Parkway Specific Plan area.

STAFF RECOMMENDS: (1) **Approve** an Exception from Section 5.B.1b. of the Mulholland Scenic Parkway Specific Plan (Ordinance No.167,943) to allow the construction of a 111 Square foot first floor addition, a 1,158 square-foot second-story addition, and a 76.76 square foot rear balcony to an existing one-story, 2, 134 square-foot, single-family dwelling (including 2-car garage), for a total of 3,686 square-feet and a maximum proposed height of 25 feet, and the construction of an extension of the existing rear yard retaining wall on a 14,172 square-foot lot not otherwise permitted, subject to the attached conditions of approval. (2) **Adopt** the environmental clearance Mitigated Negative Declaration No. ENV-2008-3764-MND, a mitigated negative declaration per the California Environmental Quality Act, to permit the construction of a 111 square foot first floor addition, a 1,158 square foot second story addition, with a maximum height of 25 feet, and a 76.76 square foot rear balcony to an existing 2,134 square foot single-family dwelling and the construction of an extension of the rear yard retaining wall located on a Prominent Ridge. (3) **Adopt** the attached Findings. (4) **Advise** the Applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Staff: David Silverman, (818) 374-9917

There were no speakers present.

Planning Staff answered questions of the Commission.

There was no more discussion.

Motion: Approve an Exception from Section 5.B.1b. of the Mulholland Scenic Parkway Specific Plan (Ordinance No.167,943) to allow the construction of an 111 square foot first floor addition, a 1,158 square-foot second-story addition, and a 76.76 square foot rear balcony to an existing one-story, 2, 134 square-foot, single-family dwelling (including 2-car garage), for a total of 3,686 square-feet and a maximum proposed height of 25 feet, and the construction of an extension of the existing rear yard retaining wall on a 14,172 square-foot lot not otherwise permitted, subject to the attached conditions of approval; adopt the attached Findings.

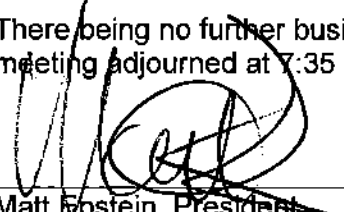
Moved: Cochran
Seconded: Andros
Ayes: Murley, Epstein
Absent: Romero

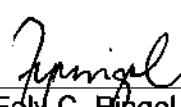
Vote: 4-0

8. PUBLIC COMMENT PERIOD

None

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 7:35 p.m.



Matt Epstein, President

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

Adopted: 7-23-09