

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, June 11, 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 4:44 p.m.

Commissioners present: Steve Cochran, Matt Epstein, Gordon Murley, and Barbara Romero

Commissioner absent: George Andros

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar

Both Commissioners Epstein and Commissioner Cochran indicated that they won't be able on August 13, 2009 and July 23, 2009 respectively.

B. Commission Requests

None

C. Approval of Minutes of March 26, 2009 Meeting

Approval of Minutes of March 26, 2009 Meeting was deferred until the next meeting.

3. **APCSV-2008-4516-BL**

Related Case: TT-66040; ZA-2006-7148-ZAA

CEQA: ENV-2008-4517-CE

Plan: Sherman Oaks-Studio City-
Toluca Lake

Council District: 2

Location: 4455-4463 North Colbath Avenue

Expiration Date: 12/29/09

Appeal Status: Further appealable to City
Council

PUBLIC HEARING COMPLETED MAY 4, 2009

BUILDING LINE REMOVAL, established by Ordinance 116,746 by the Los Angeles City Council on August 11, 1960, of a 20-foot building line along the west side of Colbath Avenue; **adoption** of the project's environmental clearance under ENV-2008-4517-CE.

PROJECT: Construction of a four-story, 33-unit residential condominium under Vesting Tentative Tract Map No. 66040 was approved by the Advisory Agency on October 31, 2006. The Project proposed a 45-foot high building with 82 resident parking spaces and 16 guests parking spaces on an approximate 27,000 square foot lot. The proposal also included a Zoning Administrator's Adjustment under ZA-2006-4517-ZAA to allow a reduced front yard setback of 15 feet in lieu of the 20 feet required under the Building Line Ordinance.

APPLICANT: Colbath Apartments, LLC
Attention: James Frost

Representative: Jerome Buckmelter Associates
Attention: Jerome Buckmelter

STAFF RECOMMENDS: **Approve and recommend** that the Los Angeles City Council **adopt** by ordinance, the request for a Building Line Removal of a 20-foot building along the west side of Colbath Avenue, established by Ordinance No. 116,746 by the City of Los Angeles Council on August 11, 1960; **adopt** the findings; and **find** Categorical Exemption No. ENV-2008-4517-CE as the environmental clearance.

Staff: Thomas Lee Glick (818) 374-5062

Staff made a short introduction of the case.

No other speakers present at the meeting.

Motion: Approve and recommend that the Los Angeles City Council adopt by ordinance, the request for a Building Line Removal of a 20-foot building along the west side of Colbath Avenue, established by Ordinance No. 116,746 by the City of Los Angeles Council on August 11, 1960; adopt the findings, and find Categorical Exemption No. ENV-2008-4517-CE as the environmental clearance.

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

Vote: 3-0

The Commission took a short break at 4:49 p.m. to wait for Commissioner Romero and reconvened at 4:54 p.m.

4. **AA-2007-5379-PMLA-CC-1A**

Related Case: ZA-2003-8514-ZV

CEQA: ENV-2007-5380-CE
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 21213-21215 West De La
Guerra Street
Expiration Date: 06/18/09
Appeal Status: Not further appealable to
City Council

PUBLIC HEARING

AN APPEAL, from the entire decision of the Advisory Agency disapproving AA-2007-5379-PMLA-CC.

PROJECT: A Preliminary Parcel Map application for the conversion of a three-unit apartment complex into a three-unit condominium complex with six on-site parking spaces on a 6,250 square foot lot.

APPLICANT: Avag Demirchyan. Owner
Representative: Hank Krastman

APPELLANT: Avag Demirchyan. Owner
Representative: Hank Krastman

STAFF RECOMMENDS: Deny the appeal; sustain the findings and conditions of the Advisory Agency and find Categorical Exemption No. ENV 2007-5380-CE as the environmental clearance.

Staff: Sevana Mailian (818) 374-5061

The President announced, for the record, that Commissioner Romero came in at 5:00 p.m.

Staff proceeded to present the case.

The President opened the public hearing.

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

No other speakers, therefore, the Commission carried on the deliberation.

Motion: Deny the appeal; sustain the findings and conditions of the Advisory Agency; and find Categorical Exemption No. ENV-2008-CE as the environmental clearance.

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

Vote: 4-0

5. CPC-1997-0042-CPU

CEQA: N/A
Plan: Encino-Tarzana

Council District: 3
Location: No specific address
Expiration Date: N/A
Appeal Status: N/A

AN APPEAL, of the Director of Planning's Interpretation of Footnote #6 of the Encino-Tarzana Community Plan, pursuant to Section 11.5.3 of the Los Angeles Municipal Code.

APPLICANT: City of Los Angeles

APPELLANT: Dean Daily

STAFF RECOMMENDS: **Deny** the Appeal; **sustain** the Director's Interpretation set forth in the attached document.

Staff: Priya Mehendale (818) 374-5038

Discussion:

Staff presented the case and clarified the Director's Interpretation of the Footnotes.

The President opened the public comment.

Appellant's representative made his argument on the interpretation of the Encino-Tarzana Community Plan. He stated that the first sentence of the footnote, which is the subject of the Director's Interpretation is clear.

There were three speakers against the appeal, none for the appeal, and one made a general comment.

Appellant's representative rebutted.

The President closed the public comment.

The Commission deliberated.

Motion Deny the appeal; and sustain the Director's Interpretation.

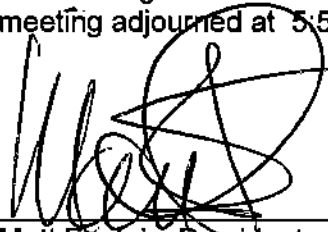
Moved: Cochran
Seconded: Romero
Ayes: Murley, Epstein
Absent: Andros

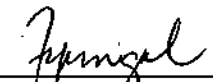
Vote: 4-0

6. PUBLIC COMMENT PERIOD

Commissioner Romero announced that this her last meeting with the South Valley Area Planning Commission. She is being appointed as Commissioner of the City Planning Commission.

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 5:55 p.m.



Matt Epstein, President

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

Adopted: 7-23-09