

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, August 27, 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 4:33 p.m.

Commissioners present: George Andros, Steve Cochran, Gordon Murley

Commissioner absent: None

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar

None

B. Commission Requests

None

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

6. **ZA-2007-4124-ZAA-ZAD-1A**

CEQA: ENV-2007-4125-MND

Plan: Hollywood

Continued from 08/13/09

Council District: 4

Location: 7860 Torreyson Drive

Expiration Date: 08/13/09 ext.

Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, of the Zoning Administrator's decision, 1) pursuant to Los Angeles Municipal Code Section 12.28, the approval of an Adjustment from Section 12.21-C,8 to permit continued use and maintenance of 24 existing retaining walls ranging in height from 3 feet to 10 feet 9 inches and running for a total combined length of 2,326 lineal feet on the "Hillside Area" in lieu of the otherwise permitted maximum two retaining walls at the limit of 10 feet in height; and a request from Section 12.21-C, 1(g) to permit the continued use and maintenance of a 10 foot 9 inch wall and one 10 foot wall within the required front yard of the "Hillside Area" in lieu of the maximum 3 foot 6 inch height otherwise permitted within the required front yard; and 2) pursuant to Los Angeles Municipal Code Section 12.24-X,7, the approval of a Determination to permit the continued use and maintenance of two existing walls-a 5 foot and an 8 foot- within the front yard in lieu of the maximum permitted height of 3 feet 6 inches and 7 feet high within the side yard in lieu of the maximum permitted height of 6 feet; all in conjunction with an existing single-family dwelling; and 3) adopted environmental clearance Mitigated Negative Declaration ENV-2007-4125-MND.

APPLICANT: Nancy Chapman, Dakota Enterprises, LLC
Representative: Mark Armbruster and Goldsmith, LLP

APPELLANT: Nancy Chapman, Dakota Enterprises, LLC
Representative: Mark Armbruster and Goldsmith, LLP

STAFF RECOMMENDS: **Deny** the appeal; **sustain** the Zoning Administrator's decision, 1) for the **approval** of an Adjustment to permit continued use and maintenance of 24 existing retaining walls ranging in height from 3 feet to 10 feet 9 inches and running for a total combined length of 2,326 lineal feet on the "Hillside Area" in lieu of the otherwise permitted maximum two retaining walls at the limit of 10 feet in height; and to permit the continued use and maintenance of a 10 foot 9 inch wall and one 10 foot wall within the required front yard of the "Hillside Area" in lieu of the maximum 3 foot 6 inch height otherwise permitted within the required front yard; and 2) for the **approval** of a Determination to permit the continued use and maintenance of two existing walls – a 5 foot and an 8 foot – within the front yard in lieu of the maximum permitted height of 3 feet 6 inches and 7 feet high within the side yard in lieu of the maximum permitted height of 6 feet; all in conjunction with an existing single-family dwelling; and 3) **adopt** environmental clearance Mitigated Negative Declaration ENV-2007-4125-MND.

Staff: Albert Landini (213) 369-0552

Staff confirmed applicant's request for continuance as indicated in a letter dated August 27, 2009.

Motion: Approve request for continuance to September 10, 2009.

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

Vote: 3-0

3. **ZA-2008-3912-ZAA-1A**

CEQA: ENV-2008-3913-MND
Plan: Encino-Tarzana

Council District: 5
Location: 4517 North Woodley Avenue
Expiration Date: 08/19/09 ext.
Appeal Status: Not further appealable to City Council

Continued from 08/13/09

PUBLIC HEARING

AN APPEAL, of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code (LAMC) Section 12.28 for the approval of an Adjustment from Section 12.07.01-C,4 of the Los Angeles Municipal Code to permit a reduced lot width of 42.25 feet, in lieu of the required minimum width of 80 feet, in conjunction with the maintenance of a single-family dwelling under construction in the RE15-1 Zone; and finding the environmental clearance Categorical Exemption ENV-2008-3913-CE.

APPLICANT: Evan Gaskin Family Trust
Representative: Darryl L. Fisher, Fisher Associates, Inc.

APPELLANT: Diana Lorber

STAFF RECOMMENDS: **Deny** the appeal; **sustain** the Zoning Administrator's decision for the approval of an Adjustment to permit a reduced lot width of 42.25 feet, in lieu of the required minimum width of 80 feet, in conjunction with the maintenance of a single-family dwelling under construction in the RE15-1 Zone; and **find** the environmental clearance Categorical Exemption ENV-2008-3913-CE.

Staff: Linn Wyatt (818) 374-9914

Staff presented the case and answered questions of the Commission.

The President opened the public hearing.

The appellant and her spouse testified for the appeal and responded to the Commission's questions.

The applicant's representative testified for the project.

One speaker (representative of the prospective buyer of the property) testified in support of the proposal.

Representatives of the appellant and the applicant rebutted.

After lengthy discussion, the President closed the public hearing.

The Commission deliberated.

Motion: Deny the appeal; sustain the Zoning Administrator's decision for the Approval of an Adjustment to permit a reduced lot width of 42.25 feet, In lieu of the required minimum width of 80 feet, in conjunction with the maintenance of a single-family dwelling under construction in the RE15-1 Zone; and find the environmental clearance Categorical Exemption ENV-2008-3913-CE.

Moved: Murley

Seconded: Andros

Ayes: Cochran, Epstein

Vote: 4-0

4. ZA-2008-2509-CUW-1A

CEQA: ENV-2008-2510-MND
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 22301 West Victory Blvd.
Expiration Date: 08/18/09 ext.
Appeal Status: Not further appealable to City Council

Continued from 08/13/09

PUBLIC HEARING

AN APPEAL, of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-W,49, for the denial of a Conditional Use Permit to permit the installation, use and maintenance of an unmanned wireless telecommunications facility consisting of 12 panel antennas on a 45-foot monopine along with five equipment cabinets, one GPS antenna and one wall mounted meter. The facility will be enclosed within a CMU wall, and the denial of environmental clearance Mitigated Negative Declaration ENV-2008-2510-MND.

APPLICANT: T-Mobile USA, Omnipoint Communications, Inc.
Representative: Courtney Schmidt, SureSite Consulting Group, LLC

APPELLANT: Omnipoint Communications, Inc.
Representative: Jim Lee, SureSite Consulting Group, LLC

STAFF RECOMMENDS: Deny the appeal; sustain the Zoning Administrator's decision for the denial of a Conditional Use Permit to permit the installation, use and maintenance of an unmanned wireless telecommunications facility consisting of 12 panel antennas on a 45-foot monopine along with five equipment cabinets, one GPS antenna and one wall mounted meter. The facility will be enclosed within a CMU wall; and **consider** the environmental clearance.

Mitigated Negative Declaration ENV-2008-2510-MND.

Staff: R. Nicolas Brown (818) 374-5069

Staff presented the case.

The President opened the public hearing.

The applicant/appellant's representative testified for the proposal and answered question of the Commission.. A new plan showing a 43-foot monopine and landscape was submitted for the record.

The President read, for the record, letters in opposition of the project.

Two speakers testified against the project.

Council District representative testified in support of the Zoning Administrator's decision to deny the Conditional Use.

Applicant/appellant rebutted.

The President closed the public hearing.

The Commission deliberated.

Motion: Deny the appeal; sustain the Zoning Administrator's decision for the denial of a Conditional Use Permit to permit the installation, use and maintenance of an unmanned wireless telecommunications facility; adopt Findings; and did not adopt Mitigated Negative Declaration No. ENV-2008-2510-MND.

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

Vote: 4-0

5. ZA-2008-4510-F-1A

CEQA: ENV-2008-4511-CE
Plan: Encino-Tarzana

Council District: 3
Location: 19259 West Casa Place
Expiration Date: 09/02/09
Appeal Status: Not further appealable to City Council

Continued from 08/13/09

PUBLIC HEARING

AN APPEAL, of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.24-X,7, for the denial of a Zoning Administrator's Determination to permit the construction, use and maintenance of fence, pedestrian and vehicular access gates with a

maximum height of 8 feet within the front yard setback area of an existing single-family dwelling (the Municipal Code permits a maximum fence height of 6 feet in the front yard setback); and finding the environmental clearance Categorical Exemption ENV-2008-4511-CE.

APPLICANT: Andrew and Yen Yen Hsieh
Representative: Jaroslav V. Safranek, Custom Builders

APPELLANT: Andrew and Yen Yen Hsieh
Representative: Jaroslav V. Safranek, Custom Builders

STAFF RECOMMENDS: Deny the appeal; sustain the Zoning Administrator's decision for the denial of a Zoning Administrator's Determination to permit the construction, use and maintenance of fence, pedestrian and vehicular access gates with a maximum height of 8 feet within the front yard setback area of an existing single-family dwelling; and find the environmental clearance Categorical Exemption ENV-2008-4511-CE.

Staff: R. Nicolas Brown (818) 374-5069

Staff presented the case,

The President opened the public hearing.

The applicant/appellant and his spouse testified for the proposal and appeal.

The contractor of the project also testified.

Council District representative testified in support of the Zoning Administrator and asked the applicant/appellant to comply with the 6-foot fence.

Applicant/appellant made some closing statements.

The President closed the public hearing.

The Commission deliberated.

Motion: Deny the appeal; sustain the Zoning Administrator's decision for the denial of a Zoning Administrator's Determination to permit the construction, use and maintenance of fence, pedestrian and vehicular access gates with a maximum height of 8 feet within the front yard setback area of an existing single-family dwelling; adopt the findings; and did not adopt Categorical Exemption No. ENV-2008-4511-CE.

Moved: Cochran
Seconded: Andros
Ayes: Murley, Epstein

Vote: 4-0

7. **APCSV-2006-7312-BL**
Related Case: VTT-63210-CN

CEQA: ENV-2005-9191-MND
Plan: Encino-Tarzana

Council District: 3
Location: 5445 N. Lindley Avenue
Expiration Date: N/A
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED APRIL 20, 2006

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Los Angeles Municipal Code, of a 16 foot building line incident to a tract map, for a 43 condominium units in a four story building with 100 subterranean parking spaces.

Applicant: Sovereign Construction Corporation
Representative: Clyde W. Lane

STAFF RECOMMENDS: Approve and recommend that the City Council adopt the Ordinance to remove the 16 foot building line incident to tract map, as set forth in Section 12.32 R of the Los Angeles Municipal Code subject to the Conditions of Approval; adopt the findings; and adopt the Mitigated Negative Declaration No. ENV-2005-9191-MND

Staff: Marc Woerschling (213) 978-1467

Staff briefly presented the case.

There were no speakers present.

Motion: Approve and recommend that the City Council adopt an ordinance, pursuant to Section 12.32 R, the request for a Building Line Removal to remove the 16-foot building line incident to Vesting Tentative Tract Map No. 63210-CN; correct the Staff Report for APCSV-2006-7312-BL to change the number of parking spaces required for Vesting Tentative Tract Map No. 63210-CN from 100 to 107 spaces; approve the environmental clearance for the proposed project under Mitigated Negative Declaration No. ENV-2005-9191-MND; adopt the Findings.

Moved: Murley
Seconded: Cochran
Ayes: Andros, Epstein

Vote: 4-0

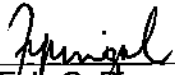
8. **PUBLIC COMMENT PERIOD**

None

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 7:36 p.m.



Matt Epstein, President



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

Adopted: 10-08-09