

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, March 26, 2009
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 Vice President Gordon Murley at 4:35 p.m.

Commissioners present: George Andros, Steve Cochran, Barbara Romero

Commissioner absent: Matt Epstein

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar

None

B. Commission Requests

None

3. **ZA-2008-1201-CUW-1A**

CEQA: ENV-2008-1200-MND
Plan: Canoga Park

Council District: 3
Location: 7500 De Soto Avenue
Expiration Date: 04/01/09
Appeal Status: Not further appealable to City Council

*****NOTE: A LETTER OF WITHDRAWAL OF APPLICATION WAS RECEIVED
FROM APPLICANT ON FEBRUARY 19, 2009 *****

PUBLIC HEARING

AN APPEAL, of the Zoning Administrator's decision 1) pursuant to Los Angeles Municipal Code Section 12.24-F of the Code, for denial of requests to permit the facility to exceed the 33-foot height limit, and for the cross and ground level equipment and lease area enclosure wall to be located within the 25-foot front yard setback and 2) pursuant to Los Angeles Municipal Code Section 12.24-W,49, for approval of a request for a conditional use permit to allow the construction, use and maintenance of a cellular telecommunications site; adopt the Mitigated Negative Declaration ENV-2008-1200-MND, as the environmental clearance for the project as recommended by City Staff.

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

APPELLANT: Toby L. Bornstein, Multicultural Learning Center
Representative: Evelyn F. Heidelberg, Procopio, Cory,
Hargreaves & Savitch, Inc.

STAFF RECOMMENDS: Receive and file letter of Withdrawal of Appeal from Applicant dated February 19, 2009.

Staff: Albert Landini (213) 369-0552

Staff confirmed that the Applicant withdraw its application and also made correction that it was only the Applicant who withdrew the Application.

The Commission received and filed the letter of withdrawal.

4. **APCSV-2007-2639-BL**

Related Case: AA-2007-2587-PMLA

CEQA: ENV-2007-2588-MND

Plan: Van Nuys-North Sherman Oaks

Council District: 2

Location: 5075 N. Kester Avenue

Expiration Date: N/A

Appeal Status: Further appealable to City Council

NOTE: *The South Valley Area Planning Commission received a request on February 12, 2009 for reconsideration of its decision made on January 22, 2009 as applicant claimed that Notice of Hearing was not served/received which was the reason of their no-show during that meeting.*

PUBLIC HEARING COMPLETED JULY 17, 2008

BUILDING LINE REMOVAL, established by Ordinance 101,016, of a 25-foot building line fronting Kester Avenue, for four new condominiums on a 0.14 acre lot; **adopt** of Mitigated Negative Declaration No. ENV-2007-2588-MND will be considered.

APPLICANT: Fariba Rahnama
Robert B. Lamishaw, Representative

STAFF RECOMMENDS: **Disapprove** and **recommend** that the City Council **disapprove** the request for the removal of a building line, incident to a parcel map, as set forth in Section 12.32.R of the Los Angeles Municipal Code; **approve** and **recommend** that the City Council **adopt** Mitigated Negative Declaration No. ENV-2007-2588; and **adopt** the Findings disapproving the request for removal of building line.

Staff: Marc Woerschling (213) 978-1467

Staff summarized the event that took place on the original hearing where the Commission denied the request for building line and the reason for the reconsideration.

The Chair opened the public hearing.

Applicant's representative testified for the proposal and answered question of the Commission.

No other speakers present.

Motion: Approve request for building line removal of a 25-foot building line fronting Kester Avenue, for four new condominiums on a 0.14 acre lot; adopt of Mitigated Negative Declaration No. ENV-2007-2588-MND.

Moved: Andros

Seconded: Cochran

Ayes: Romero, Murley

Absent: Epstein

Vote: 4-0

5. **ZA-2007-4936-CUB-PAD-1A**

CEQA: ENV-2008-4937-MND
Plan: Reseda

Council District: 3
Location: 19650 W. Sherman Way
Expiration Date: 04/09/09
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 12.24-W,1, for **approval** of Conditional Use Permits authorizing the sale and dispensing of beer and wine only for off-site consumption in conjunction with the operation of a fueling station; and 2) pursuant to Los Angeles Municipal Code Section 12.24-M, for the **Approval** of Plans authorizing remodeling of a fueling station and mini-mart governed by Section 12.24-W,27 of the Los Angeles Municipal Code with deviations from Section 12.22-A,23; **adopt** Mitigated Negative Declaration No. ENV-2008-4937-MND.

APPLICANT: Gus Hilu, Gus & Haifa Hilu Trust
Robert Lamishaw, Representative

APPELLANT: David Ayala

STAFF RECOMMENDS: **Deny** the appeal; **sustain** the decision of the Zoning Administrator (1) for **approval** of Conditional Use Permits authorizing the sale and dispensing of beer and wine only for off-site consumption in conjunction with the operation of a fueling station; and (2) for **approval** of Plans authorizing remodeling of a fueling station and mini-mart, and **adopt** Mitigated Negative Declaration No. ENV-2007-4937 MND.

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

Staff presented the case.

The Chair opened the public hearing.

Appellant testified for the appeal and answered questions of the Commission. Four other speakers supported the appeal.

Applicant representative testified for the proposal and answered questions of the Commission.

Appellant rebutted.

Council District representative testified in support of the appeal.

The Chair closed the public hearing.

Commission deliberated.

Motion: Grant the appeal, overturn the action of the Zoning Administrator, modify findings; and deny the Mitigated Negative Declaration No. ENV-2007-4937-MND.

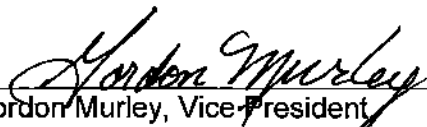
Moved: Cochran
Seconded: Andros
Ayes: Romero, Murley
Absent: Epstein

Vote: 4-0

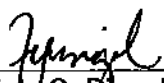
6. PUBLIC COMMENT PERIOD

None

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



Gordon Murley, Vice-President



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

Adopted: 6-25-09