

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, September 10, 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 4:31 p.m.

Commissioners present: George Andros, Steve Cochran, Noelle Guzman, Gordon Murley

Commissioner absent: None

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar

None

B. Commission Requests

None

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Commissioner absent: None

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

A. Advance Calendar

None

B. Commission Requests

None

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

CEQA: ENV-2007-4125-MND
Plan: Hollywood

Council District: 4
Location: 7860 Torreyson Drive
Expiration Date: 08/13/09 ext.
Appeal Status: Not further appealable to City Council

Continued from 08/27/09

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 presented the case and answered questions of the Commission.

The President opened the public hearing.

Applicant/appellant's representative testified for the proposal and their appeal.

There were two speakers who testified in support of the appeal and four against.

Council District representative testified in support of the proposal and Planning Staff's decision; answered questions of the Commission.

Applicant/appellant representative rebutted.

Applicant was asked to answer questions of the Commission.

The President asked the applicant and her representative to discuss possible solution on the wildlife issues outside the conference room.

At this point, the Commission took break at 5:50 p.m. and reconvened at 5:56 p.m.

Applicant/appellant's representative stated that the applicant is willing to contribute \$25,000.00 to aid in the preservation and maintenance of wildlife corridors.

Lengthy discussion ensued regarding the issue of wildlife corridor.

The President closed the public hearing.

The Commission deliberated.

Motion: Grant the appeal in part; modify Conditions of Approval to delete Conditions No. 10 f-1 through 10 f-4 and add a new Condition f-5 as volunteered by the applicant/appellant; adopt findings and adopt Mitigated Negative Declaration No. ENV-2007-4125-MND as modified.

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

Vote: 3-2

4. APCSV-2008-0076-ZC-ZV
Related Case: VTT-69787-SL

CEQA: ENV-2008-0077-MND
Plan: Reseda-West Van Nuys

Council District: 3
Location: 18913 W. Gault Street
Expiration Date: 09/10/09
Appeal Status: Further appealable to City Council

PUBLIC HEARING COMPLETED MAY 7, 2009

ZONE CHANGE, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), to the entire site from R1-1 (Low Residential) to (T)(Q)RD3-1 (Low Medium Density Residential);

ZONE VARIANCE, pursuant to Section 12.27 of the Municipal Code, to permit a 23.36% (i.e., 701 sq. ft.) reduced area of 2,299 square feet for the 7th lot, in lieu of the minimum 3,000 square feet required in the RD3 Zone.

ADOPTION. of Mitigated Negative Declaration No. ENV-2008-0077-MND as the environmental clearance for the project.

PROJECT: The construction of a seven lot, single-family, small lot subdivision on a net 20,299 square-foot (0.47 acres) lot, with 16 onsite parking spaces. On June 5, 2009 the Advisory Agency conditionally approved a six-lot small lot subdivision

APPLICANT: Hamid Javahari
Representative: James Roepel

STAFF RECOMMENDS: **Approve** and **recommend** that the City Council **adopt** a Zone Change from R1-1 (Low Residential) to (T)(Q)RD3-1 (Low Medium 1 Residential), subject to the attached Conditions of Approval. **Deny** a Variance from LAMC Section 12.09.1.B.4, to permit a 23.36% reduced area of 2,299 square-feet for the seventh lot, in lieu of the minimum 3,000 square feet required in the RD3 Zone. **Adopt** the attached Findings, including the environmental findings. **Adopt** Mitigated Declaration No. ENV-2008-0077-MND as the environmental clearance for the project pursuant to CEQA, as recommended by City Staff;

Staff: Jennifer Driver (818) 374-5034

Staff presented the case.

The President opened the public comment.

The applicant and his representative spoke for the project; answered questions of the Commission.

There were no other speakers, therefore, the President closed the public comment.

The Commission deliberated.

Motion: Adopt staff recommendation to approve and recommend that the City Council adopt a Zone Change from R1-1 (Low) to (T)(Q)RD3-1 (Low Medium Residential) subject to Conditions of Approval, deny a variance to permit a 23.36% reduced area of 2,299 square-feet for the seventh lot; adopt Mitigated Negative Declaration No. ENV-2008-0077-MND;; and adopt staff findings.

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

Vote: 4-0

The Commission recessed at 6:49 p.m. and reconvened at 7:00 p.m.

5. **VTT-70518-SL-1A**

CEQA: ENV-2008-1909-MND
Plan: North Hollywood-Valley Village

Council District: 4
Location: 11490 West Cumpston Street
Expiration Date: 09/10/09
Appeal Status: Further appealable to City Council

PUBLIC HEARING

AN APPEAL, of the entire decision by the Advisory Agency in approving VTT-70518-SL as a four-parcel subdivision.

PROJECT: A five-lot subdivision, pursuant to Small Lot Subdivision Ordinance No. 176,354, for the construction, use, and maintenance of five single-family townhomes with 10 parking spaces on an 8,020 square-foot site.

APPLICANT: Jack Sasaki

APPELLANT: Jack Sasaki

STAFF RECOMMENDS: **Grant** the appeal in part by permitting five lots and imposing the additional conditions of approval contained in Exhibit 10; and **sustain** the determination of the Advisory Agency; **adopt** the findings; and **adopt** the Mitigated Negative Declaration No. ENV-2008-1909-MND.

Staff: Jennifer Driver (818) 374-5034

Staff presented the case and answered questions of the Commission.

The President opened the public hearing.

The applicant/appellant and his representative testified for the project.

The architect of the project also testified for the project and stated that that they're trying to be a good neighbor.

The applicant/appellant's representative requested the Commission to give them time to confer with the neighbors regarding parking issues.

Discussions continued between the Commission and concerned parties.

The President closed the public hearing.

The Commission deliberated.

Motion: Grant the appeal in part; modified the action of the Advisory Agency dated June 26, 2009; adopt the modified Conditions of Approval and Findings; adopt Mitigated Negative Declaration No. ENV-2008-1909.

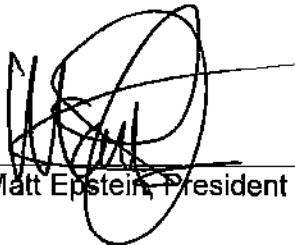
Moved: Andros
Seconded: Murley
Ayes: Cochran, Guzman, Epstein

Vote: 5-0

6. PUBLIC COMMENT PERIOD

On behalf of the South Valley Area Planning Commission and its members, the President thanked Dr. George Andros for serving the Commission.

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 7:46 p.m.



Matt Epstein, President

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

Adopted: 10/22/09