

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, March 25, 2010
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 4:35 p.m.

Commissioners present: Matt Epstein, Lydia Mather, and Gordon Murley

Commissioners absent: Steve Cochran and Noelle Guzman

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

2. COMMISSION BUSINESS

- A. Advanced calendar – Commissioner Epstein will not be present at the April 8, 2010 meeting.
- B. Commissioner Requests
- C. Approval of minutes from February 25, 2010 – tabled until the next regular meeting

3. APCSV-2008-1722-SPE-ZV-SPP

CEQA: ENV-2008-1721-MND

**Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass**

Council District: 2

Location: 11512-11518 W. Ventura Blvd

Expiration Date: 3/27/10

**Appeal Status: Further appealable to City
Council**

CONTINUED FROM FEBRUARY 25, 2010

PUBLIC HEARING HELD ON JANUARY 11, 2010

Proposed Project: The continued use and maintenance of a mural sign, approximately 300 square feet (6 feet x 50 feet), for an existing car wash establishment comprised of four lots, approximately 12,500 square feet, and located within the Ventura/Cahuenga Boulevard Corridor Specific Plan.

Requested Actions:

1. Pursuant to Section 11.5.7.F of the Municipal Code, an Exception from the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance Number 174,052) of the Municipal Code to exceed the number and square footage of signage permitted.
2. Pursuant to Section 14.4.4.B.10 of the Municipal Code, a Variance to permit a mural sign.
3. Pursuant to Section 11.5.7.C of the Municipal Code, a Project Permit Compliance with the Ventura/Cahuenga Boulevard Corridor Specific Plan.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration, ENV-2008-1721-MND, for the above project.

APPLICANT: Ben Forat, Studio City Car Wash, Inc.
Representative: Jack McGrath

Recommended Actions:

1. **Disapprove** the request for a **Specific Plan Exception** from the Ventura/Cahuenga Boulevard Corridor Specific Plan to exceed the number and square footage of signage permitted.
2. **Disapprove** the request for a **Project Permit Compliance** for the Ventura/Cahuenga Boulevard Corridor Specific Plan.
3. **Approve** the request for a **Variance** to permit a mural sign subject to the attached Conditions.
4. **Adopt** the attached Findings.
5. **Approve** the Mitigated Negative Declaration, ENV-2008-1721-MND, for the project, subject to the attached Conditions.

Staff: Edward Sanderson (818) 374-5067

Motion: To disapprove the request for a Specific Plan Exception from the Ventura/Cahuenga Boulevard Corridor Specific Plan to exceed the number and square footage of signage permitted, disapprove the request for a Project Permit Compliance for the Ventura/Cahuenga Boulevard Corridor Specific Plan, deny without prejudice the request for a Variance to permit a mural sign subject to the attached Conditions, adopt the attached Findings, and disapprove the Mitigated Negative Declaration, ENV-2008-1721-MND, for the project, subject to the attached Conditions.

Moved: Murley
Seconded: Mather
Ayes: Epstein
Absent: Cochran, Guzman

Vote: 3 - 0

4. ZA-2009-2393-ZAA-1A

CEQA: ENV-2007-1392-CE

Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 5

Location: 4231 North Allott Avenue

Expiration Date: 3/28/10

Appeal Status: Not further appealable

PUBLIC HEARING

Requested Actions:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.28, for the approval of 1) a Zoning Administrator's Adjustment from the provision of Section 12.21-C,1(g) granting use and maintenance of an existing multiple family building observing reduced side yards of 5 feet in lieu of the required 7 feet 6 inches, on an approximately 10,956 square-foot lot in the [Q]RD3-1 Zone, and 2) a Zoning Administrator's Adjustment from provision of Section 12.21-C,1(g) granting the construction, use, and maintenance of an existing retaining wall with addition solid fencing, and finding the environmental clearance Categorical Exemption ENV-2007-1392-CE.

APPLICANT: Isabella Svilik, 1813 TR LLC

Representative: Kimberly Rible, Gaines & Stacey, LLP

APPELLANT: Francine Eisenrod

Recommended Actions:

Deny the appeal.

Sustain the Zoning Administrator's decision 1) for the approval of a Zoning Administrator's granting use and maintenance of an existing multiple family building observing reduced side yards of 5 feet in lieu of the required 7 feet 6 inches, on an approximately 10,956 square-foot lot in the [Q]RD3-1 Zone, and 2) a Zoning Administrator's Adjustment granting the construction, use, and maintenance of an existing retaining wall with addition solid fencing.
Find the environmental clearance Categorical Exemption ENV-2007-1392-CE.

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

Motion: Denied the appeal, sustained the Zoning Administrator's decision 1) for the approval of a Zoning Administrator's granting use and maintenance of an existing multiple family building observing reduced side yards of 5 feet in lieu of the required 7 feet 6 inches, on an approximately 10,956 square-foot lot in the [Q]RD3-1 Zone, and 2) a Zoning Administrator's Adjustment granting the construction, use, and maintenance of an existing retaining wall with addition solid fencing, adopted Conditions modified by the Commission, and Found the environmental clearance Categorical Exemption ENV-2007-1392-CE.

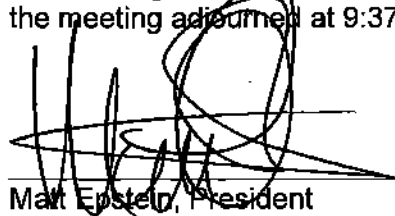
Moved: Murley
Seconded: Mather
Ayes: Epstein
Absent: Cochran, Guzman

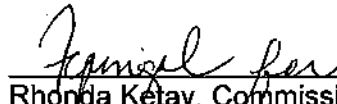
Vote: 3 - 0

5. PUBLIC COMMENT PERIOD

None

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 9:37 p.m.



Matt Epstein, President

Rhonda Kelay, Commission Executive Assistant
South Valley Area Planning Commission

Adopted: 5/13/10