

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, April 8, 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 Vice President Gordon Murley at 4:35 p.m.

Commissioners present: Steve Cochran, Noelle Guzman, Lydia Mather

Commissioner absent: Matt Epstein

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Dan Scott, Principal City Planner, announced that he will be taking over Lynn Harper who took the Early Retirement Incentive package.

2. COMMISSION BUSINESS

A. Advance Calendar

None

B. Commission Requests

None

C. Approval of Minutes of Meeting for February 25, 2010 and March 25, 2010

Motion to adopt Minutes of February 25, 2010 Meeting was moved by Commissioner Cochran, seconded by Commissioner Guzman and approved by Commissioners Mather and Murley.

Approval of Minutes of March 25, 2010 Meeting was postponed till next meeting.

3. **ZA-2009-2447-CUW-1A**
CEQA: ENV-2009-2448-MND

Plan: Canoga Park

Council District: 3
Location: 22921 West Victory Blvd.
Expiration Date: 5/8/10
Appeal Status: Not further appealable

*****NOTE: A LETTER OF WITHDRAWAL OF APPLICATION WAS RECEIVED FROM THE APPLICANT ON MARCH 16, 2010*****

PUBLIC HEARING

Requested Actions:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-W,49, for the approval of a Conditional Use Permit to authorize the installation, use, and maintenance of a 45-foot high wireless telecommunications facility disguised as a pine tree in the (Q)C2-1VL Zone, and the adopted environmental clearance Mitigated Negative Declaration ENV-2009-2448-MND.

APPLICANT: T-Mobile West Corporation (A)
Fairbank Equity, Ltd. (O)
Representative: Courtney Schmidt, SureSite Consulting Group, LLC

APPELLANTS: 1) Councilmember Dennis P. Zine, Council District 3
Representative: Jonathan Brand, Planning Deputy

2) Fallbrook Mall Group
Representative: Eydia Herrera

Recommended Actions:

Deny the appeal.

Sustain the Zoning Administrator's decision for the approval of a Conditional Use Permit to authorize the installation, use, and maintenance of a 45-foot high wireless telecommunications facility disguised as a pine tree in the (Q)C2-1VL Zone.

Adopt environmental clearance Mitigated Negative Declaration ENV-2009-2448-MND.

Staff: Maya Zaitzevsky (213) 978-1416

The Commission received and filed, for the record, the letter of Withdrawal of Application by the Applicant dated March 16, 2010.

4. **APCSV-2009-1899-ZC-ZAA**
CEQA: ENV-2009-1900-MND

Plan: Reseda-West Van Nuys

Council District: 3
Location: 6819 N. Baird Avenue
Expiration Date: 5/5/10
Appeal Status: Zone Change further appealable to City Council if disapproved

PUBLIC HEARING HELD ON FEBRUARY 8, 2010

Proposed Project: Demolition of two existing single-family dwelling units for the construction of a new 8-unit apartment building, approximately 40-feet in height, three stories of residential above semi-subterranean garage with 18 parking spaces. The property involved is approximately 8,000 square-feet, classified in the R2-1 (Two-Family Zone).

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Zone Change from R2-1 (Two-Family Zone) to R3-1 (Multiple Dwelling Zone).
3. Pursuant to Section 12.28 of the LAMC, an Adjustment to allow balconies of the second and third floor to encroach by 5-feet into the required 10-foot passageway in accordance with LAMC Section 12.21C.2.

APPLICANT: Arpine Ashikyan and Joel Aaronson
Representative: Karen Khoudikian, AIA KK Architects

Recommended Actions:

1. **Approve and recommend** that the City Council, pursuant to LAMC Sections 12.32 and 12.36, adopt a Zone Change from R2-1 (Two-Family Zone) to R3-1 (Multiple Dwelling Zone) over the entire lot, subject to the attached Conditions.
2. **Approve and recommend** that the City Council, pursuant to LAMC Sections 12.28 and 12.36, approve an Adjustment to allow balconies of the second and third floor to encroach by 5-feet into the required 10-foot passageway in accordance with LAMC Section 12.21C.2.
3. **Adopt** the attached Findings.
4. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2009-1900-MND.
5. **Advise** the Applicant that, pursuant to California State Public Resources Code Section 21082.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Staff: Tom Glick (818) 374-5062

Staff presented the case. He recommended to approve the zone change and adjustments to allow balconies of the second and third floors to encroach by 5 feet into the required 10-foot passageway.

The applicant's representative answered questions of the Commission. No other speakers present.

The Chairman closed public comment.

Commission deliberated.

Motion: Adopt Staff recommendation to approve and recommend that the City Council adopt a Zone Change from R2-1 to R3-1 subject to the Conditions of Approval and allow balconies of the second and third floor to encroach by 5-feet into the required 10-foot passageway; adopt the findings; and adopt the environmental clearance Mitigated Negative Declaration No. ENV-2009-1900-MND.

Moved: Commissioner Mather
Seconded: Commissioner Guzman
Ayes: Commissioners Cochran and Murley
Absent: Commissioner Epstein

Vote: 4-0

5. **DIR-2009-3949-DRB-SPP-MSP-1A**
CEQA: ENV-2009-3950-CE

Plan: Canoga Park-Winnetka-
Woodland-West Hills

Council District: 3
Location: 22010 Dumetz Road
Expiration Date: 4/14/10
Appeal Status: Not further appealable

PUBLIC HEARING

Proposed Project: The installation of a new wireless telecommunications facility, including three (3) antennae on a 52-foot (above-grade) replacement pole of an existing, 35-foot pole, and a ground-mounted, power meter cabinet. The project proposes no grading. The project is in the Outer Corridor and not visible from Mulholland Drive.

Requested Actions:

Appeal of the Director of Planning's **Conditional Approval** of Design Review and Project Permit Compliance pursuant to Section 11-A of the Mulholland Scenic Parkway Specific Plan and Section 11.5.7 of the L.A.M.C.

APPLICANT: T-Mobile U.S.A., Inc.

APPELLANT: Clare Deffense & Gilbert Yablon

Recommended Actions:

1. **Grant** the Appeal in part, by modifying the environmental clearance to accurately reflect the appropriate exemption classification (See Exhibit G);
2. **Sustain** the determination of the Director of Planning, and adopt the findings therein, and
3. **Adopt** the environmental clearance, ENV-2009-3950-CE, as modified herein.

Staff: Oliver Netburn, (818) 374-5038

Staff presented the case and briefly discussed the project analysis; responded to the issues brought by the Appellants; and recommended that the appeal be granted in part.

The Chairman opened the public hearing.

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

Both the Appellants testified for their appeal and there were five speakers in support.

The Council District representative testified in support of the appeal and answered questions of the Commission.

Both the Applicant's representative and Appellants rebutted.

Public hearing closed.

The Commission deliberated.

Motion: Grant the appeal; overturned the determination of Conditional Approval by the Director of Planning, dated January 14, 2010, and recommended that the Board of Public Works **disapprove** the proposed project based on the attached findings.

Moved: Commissioner Guzman
Seconded: Commissioner Mather
Ayes: Commissioners Cochran and Murley
Absent: Commissioner Epstein

Vote: 4-0

The Commission recessed at 6:10 p.m. and reconvened at 6:20 p.m.

6. **ZA-2009-1336-CUW-1A**
CEQA: ENV-2009-1337-MND

Plan: Canoga Park

Council District: 3
Location: 5701 N. Platt Avenue
Expiration Date: 5/2/10
Appeal Status: Not further appealable

PUBLIC HEARING

Requested Actions:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-W,49, for the approval of a Conditional Use Permit authorizing the installation, use and maintenance of an unmanned wireless telecommunications facility mounted as a monopine, and the adopted environmental clearance Mitigated Negative Declaration ENV-2009-1337-MND.

APPLICANT: Royal Street Communications
Representative: Jerry Ambrose, Wireless 1 Consulting Services, Inc.

APPELLANT: Johnathan Feldman, President
Miranda Court Homeowners Association

Recommended Actions:

Deny the appeal.

Sustain the Zoning Administrator's decision for the approval of a Conditional Use Permit authorizing the installation, use and maintenance of an unmanned wireless telecommunications facility mounted as a monopine.

Adopt environmental clearance Mitigated Negative Declaration ENV-2009-1337-MND.

Staff: Nick Brown (818) 374-5069

Staff presented the case and discussed the Conditions of Approval he is imposing for the project; answered questions of the Commission.

Public hearing opened.

Appellant representing the Miranda Court Homeowners Association testified for the appeal,

Applicant's representative testified for the proposal; volunteered to maintain the subject property in good order. He also agreed to comply with all the Conditions imposed by the Zoning Administrator.

One speaker testified in support of the appeal.

Council District representative testified in support of the appeal.

Both the Applicant and Appellant rebutted.

Public hearing closed.

Commission deliberated.

Motion: Grant the appeal in part; overturned the Zoning Administrator's decision for the approval of a Conditional Use Permit authorizing the installation, use and maintenance of an unmanned wireless telecommunications facility mounted as a monopine; adopted environmental clearance No. ENV-2009-1337-MND.

Moved: Commissioner Cochran

Seconded: Commissioner Murley

Ayes: Commissioner Mather

Nays: Commissioner Guzman

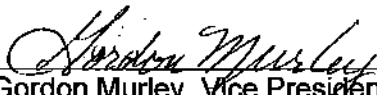
Absent: Commissioner Epstein

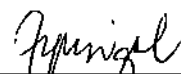
Vote: 3-1

7. PUBLIC COMMENT PERIOD

None

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 7:15 p.m.


Gordon Murley, Vice President


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

Adopted: 5/13/10