

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, March 22, 2012
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 4:30 p.m.

Commissioners present: Steve Cochran, Matt Epstein, Noelle Guzman and Gordon Murley

Commissioner absent: Lydia Mather

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Nothing to report

2. COMMISSION BUSINESS

A. Advance Calendar – Commissioner Cochran will not be present at the April 26 and May 10, 2012 meetings

B. Commission Requests – None

C. Approval of Minutes for the Meetings of February 9 and March 8, 2012

Motion: To approve the Minutes for February 9 and March 8, 2012, as submitted.

Moved: Commissioner Murley

Seconded: Commissioner Epstein

Ayes: Commissioners: Murley, Epstein, Cochran and Guzman

Absent: Commissioner Mather

Vote: 4-0

3. DIR-2010-3051-DRB-SPP-MSP-1A

CEQA: ENV-2010-3052-CE

Plan: Bel Air-Beverly Crest

Location: 9579 W Lime Orchard Rd

Council District: 5

Expiration Date: Extended

Appeal Status: Not further appealable to
City Council

CONTINUED FROM FEBRUARY 9, 2012

PUBLIC HEARING

Proposed Project:

The construction of a new, 1,000 square-foot garage, on a lot with an existing 5,927 square foot, two-story, single-family residence, for a total of 7,383 square feet (including an attached two-car garage and a detached, two-car and motorcycle garage) on a 47,589 square-foot lot. The maximum project height is 36 feet. The project requires 90 cubic yards of cut and 90 cubic yards of export. The project does not require the removal/relocation of any protected native trees. The project is in the Inner and Outer Corridor, down slope, visible from Mulholland Drive and subject to the requirements of the Hillside Ordinance.

APPLICANT: Barbara Carswell TR

APPELLANTS: Jonathan Lonner for Carole Black and Alison Ressler

Requested Action:

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.

Recommended Action:

1. **Deny** the Appeal;
2. **Sustain** the determination of the Director of Planning, and adopt the findings therein, and
3. **Adopt** the environmental clearance, ENV-2010-3052-CE.

Staff: Thomas Henry - (818) 374-9904

Motion: To adopt staff's recommended actions and **deny the appeal**; **sustain** the determination of the Director of Planning, subject to amended Conditions; **adopt** findings; and adopt environmental clearance, ENV-2010-3052-CE.

Moved: Commissioner Cochran
Seconded: Commissioner Murley
Ayes: Commissioners Cochran, Murley, Guzman and Epstein
Absent: Commissioner Mather
Vote: **4-0**

4. **ZA-2011-1016-CUW-1A**
CEQA: ENV-2011-1017-ND

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

Council District: 2
Location: 4610 Van Nuys Boulevard
Expiration Date: 3/28/12
Appeal Status: Not further appealable

PUBLIC HEARING

Requested Actions:

AN APPEAL of the Zoning Administrator's decision to authorize a Conditional Use, pursuant to the provisions of Section 12.24-W,49 of the Los Angeles Municipal Code, for the installation, use and maintenance of an unmanned wireless telecommunications facility in the C2-1VL Zone, and pursuant to Section 12.24-F of the Code, to permit the facility to observe a maximum height of 47 feet 3 inches, in lieu of the 30 feet otherwise permitted by the Ventura/Cahuenga Boulevard Corridor Specific Plan; and the adoption of the action of the lead agency in adopting Negative Declaration ENV 2011-1017-ND as the environmental clearance.

APPLICANT: Mark Rivera, AT&T Mobility
Representative: Isaiah Ireys, VeloTera Services

APPELLANT: Michael A. Clinite

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the action of the Zoning Administrator in approving, pursuant to the provisions of Section 12.24-W,49 of the Los Angeles Municipal Code, a Conditional Use authorizing the installation, use and maintenance of an unmanned wireless telecommunications facility in the C2-1VL Zone, and pursuant to Section 12.24-F of the Code, to permit the facility to observe a maximum height of 47 feet 3 inches, in lieu of the 30 feet otherwise permitted by the Ventura/Cahuenga Boulevard Corridor Specific Plan;
3. **Adopt** the findings of the Zoning Administrator.
4. **Adopt** the action of the lead agency in adopting Mitigated Negative Declaration ENV 2011-1017-ND as the environmental clearance.

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

Motion: To **grant the appeal**; and to **overturn** the Zoning Administrator's decision to approve a Conditional Use authorizing the installation, use and maintenance of an unmanned wireless telecommunications facility in the C2-1VL Zone, and to permit the facility to observe a maximum height of 47 feet 3 inches, in lieu of the 30 feet otherwise permitted by the Ventura/Cahuenga Boulevard Corridor Specific Plan and **did not adopt** Mitigated Negative Declaration ENV 2010-1611-MND.

Moved: Commissioner Murley
Seconded: Commissioner Cochran
Ayes: Commissioners Murley, Cochran and Epstein
Nay: Commissioner Guzman
Absent: Commissioner Mather
Vote: 3-1

5. **ZA-2010-1694-ZAD-SPR-1A**
CEQA: ENV-2010-1696-MND

Plan: Reseda-West Van Nuys

Council District: 3
Location: 18719 West Calvert Street
Expiration Date: 4/1/12
Appeal Status: Not further appealable

PUBLIC HEARING

Requested Actions:

AN APPEAL of the Zoning Administrator's decision to 1) pursuant to the provisions of Section 12.21-A,2 of the Los Angeles Municipal Code, dismiss a Zoning Administrator's Interpretation that Baseline Mansionization (Ordinance No. 179,883) does not apply to the Eldercare Facility; pursuant to the provisions of Section 14.3.1 of the Code, approve a Zoning Administrator's Determination for the construction, use and maintenance of an Eldercare Facility with no less than 75 percent of the floor area, exclusive of common areas, consisting of Senior Independent Housing and/or Assisted Living Care Housing; and 3) pursuant to Section 16.05, approve of a Site Plan Review for the construction of a 74,436 square-foot, one- and two-story Eldercare Facility with up to elderly housing units including administrative offices, common multi-purpose space, a central kitchen, local country kitchens and dining areas with open space courtyards, gardening areas, dining patios, multi-use patio areas, swimming pool, landscaped open space and parking for 56 cars; and adopt Mitigated Negative Declaration ENV 2010-1696-MND as the environmental clearance.

APPLICANT: Evan and Mia Levi, Levi Family Partnership, LP
Representative: Kevin K. McDonnell, Esq., Jeffer Mangels Butler & Mitchell, LLP

APPELLANTS: David R. Garfinkle, Tarzana Property Owners Association
Lisa Cerda, Tarzana Residents Against Poorly Planned Development

Recommended Actions:

1. **Deny** the appeal;
2. **Sustain** the action of the Zoning Administrator in: pursuant to the provisions of Section 12.21-A,2 of the Los Angeles Municipal Code, dismissing a Zoning Administrator's Interpretation that Baseline Mansionization (Ordinance No. 179,883) does not apply to the Eldercare Facility; 2) pursuant to the provisions of Section 14.3.1 of the Code, approving a Zoning Administrator's Determination for the construction, use and maintenance of an Eldercare Facility with no less than 75 percent of the floor area, exclusive of common areas, consisting of Senior Independent Housing and/or Assisted Living Care Housing; and 3) pursuant to Section 16.05, approval of a Site Plan Review for the construction of a 74,436 square-foot, one- and two-story Eldercare Facility with up to elderly housing units including administrative offices, common multi-purpose space, a central kitchen, local country kitchens and dining areas with open space courtyards, gardening areas, dining patios, multi-use patio areas, swimming pool, landscaped open space and parking for 56 cars;
3. **Adopt** the findings of the Zoning Administrator; and
4. **Adopt** the action of the lead agency in adopting Mitigated Negative Declaration ENV 2010-1696-MND as the environmental clearance.

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

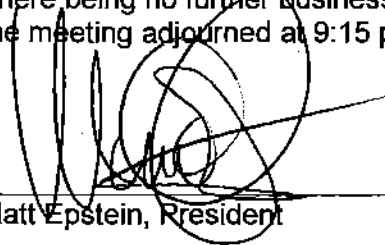
Motion: To **grant the appeal**; and to **overturn** the Zoning Administrator, pursuant to the provisions of Section 12.21-A,2 of the Los Angeles Municipal Code, dismissing a Zoning Administrator's Interpretation that Baseline Mansionization (Ordinance No. 179,883) does not apply to the Eldercare Facility; 2) pursuant to the provisions of Section 14.3.1 of the Code, approving a Zoning Administrator's Determination for the construction, use and maintenance of an Eldercare Facility with no less than 75 percent of the floor area, exclusive of common areas, consisting of Senior Independent Housing and/or Assisted Living Care Housing; and 3) pursuant to Section 16.05, approval of a Site Plan Review for the construction of a 74,436 square-foot, one- and two-story Eldercare Facility with up to elderly housing units including administrative offices, common multi-purpose space, a central kitchen, local country kitchens and dining areas with open space courtyards, gardening areas, dining patios, multi-use patio areas, swimming pool, landscaped open space and parking for 56 cars; and **did not adopt** Mitigated Negative Declaration ENV 2010-1696-MND.

Moved: Commissioner Guzman
Seconded: Commissioner Murley
Ayes: Commissioners Guzman, Murley, Cochran and Epstein
Absent: Commissioner Mather
Vote: 4-0

6. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the South Valley Area Planning Commission,
the meeting adjourned at 9:15 p.m.



Matt Epstein, President

Sheldred Alexander, Commission Executive Assistant
South Valley Area Planning Commission

Adopted: April 26, 2012