

**OFFICIAL**  
**CITY OF LOS ANGELES**  
South Valley Area Planning Commission Minutes  
Thursday, December 10, 2015  
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 Steve Cochran, at 4:36 p.m.

Commissioners present: Rebecca Beatty, Steve Cochran, Mark Dierking, Janny Kim, and Lydia Drew Mather

**1. DEPARTMENTAL REPORT - ITEMS OF INTEREST**

Nothing to report

**2. COMMISSION BUSINESS**

A. Advanced Calendar – No Change

B. Commission Requests – No requests

C. Approval of minutes from November 12, 2015

Motion: To approve the minutes from November 12, 2015

Moved: Commissioner Beatty  
Seconded: Commissioner Kim  
Ayes: Commissioner Cochran

**Vote: 3 - 0**

(Commissioners Dierking and Mather were absent at the meeting of November 12, 2015)

Item No. 4 was taken out of order.

4. **ZA-2014-2563-ZAA-1A**  
**CEQA:** ENV-2014-2562-CE  
**Plan Area:** Encino-Tarzana

**Council District:** 5 - Koretz  
**Location:** 15961 West Royal Oak Road  
**Expiration Date:** 12/22/15  
**Appeal Status:** No further appeal if denied

## **PUBLIC HEARING**

### **Requested Actions:**

An Appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code (LAMC) Section 12.28, to approve a Zoning Administrator's Adjustment, to permit an accessory use within the front half of the lot as otherwise not allowed by Section 12.21, C.5(b); an adjustment to permit a proposed garage and rooftop tennis court to be located less than 50 feet from an "R" Zoned property as required by ZAI 78-100; an adjustment to permit a 3-foot building separation between an existing guest house and a proposed accessory structure in lieu of the 10-foot separation required by Section 12.21-C,1(b); an adjustment to permit a 3-foot 4-inch side yard setback in lieu of the 12-foot setback for a proposed garage and rooftop tennis court required by Section 12.07.01-C,2; and an adjustment to permit the continued maintenance of an existing 11-foot high hedge in lieu of the maximum 3-1/2 feet otherwise permitted in the front yard by Section 12.21-C,1(g) and 12.22-C,20(f) of the LAMC; and to adopt the Lead Agency's action in issuing Categorical Exemption No. ENV-2014-2562-CE as the environmental clearance for this action.

**Applicant:** Andrew and Barbara Leigh  
Representative: Robert Shachtman/Jamie Massey, Permits Unlimited

**Appellants:** 1) Aaron and Toby Feit  
Representative: Liz Klebaner, Nossaman LLP  
2) Tanaya and Louis Page  
Representative: Liz Klebaner, Nossaman LLP

### **Recommended Actions:**

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeals.
3. **Sustain** the action of the Zoning Administrator and **Approve:**
  - a. Zoning Administrator's Adjustment, to permit an accessory use within the front half of the lot as otherwise not allowed by Section 12.21, C.5(b);
  - b. An adjustment to permit a proposed garage and rooftop tennis court to be located less than 50 feet from an "R" Zoned property as required by ZAI 78-100;
  - c. An adjustment to permit a 3-foot building separation between an existing guest house and a proposed accessory structure in lieu of the 10-foot separation required by Section 12.21-C,1(b);
  - d. An adjustment to permit a 3-foot 4-inch side yard setback in lieu of the 12-foot setback for a proposed garage and rooftop tennis court required by Section 12.07.01-C,2;
  - e. An adjustment to permit the continued maintenance of an existing 11-foot high hedge in lieu of the maximum 3-1/2 feet otherwise permitted in the front yard by Section 12.21-C,1(g) and 12.22-C,20(f) of the LAMC;
4. **Adopt** the Lead Agency's action in issuing Categorical Exemption No. ENV-2014-2562-CE as the environmental clearance for this action.

**Staff:** Jim Tokunaga (213) 978-1307

**DISCUSSION:**

The Commission President announced that the applicant of this case has submitted to the Commission Office a signed notice dated December 9, 2015 withdrawing his application. Therefore, there is no case to be heard before the Commission. The appellant's representative for this project testified that they are satisfied with the outcome of this matter and thanked the Commission and Staff for the time they spent preparing for this hearing.

3. **APCSV-2015-1978-ZC** **Council District:** 3- Blumenfield  
**CEQA:** ENV-2015-1975-MND **Location:** 19141-19215 W. Saticoy Street and  
**Plan Area:** Reseda-West Van Nuys 19140-19200 West Lull Street  
**Expiration Date:** 12/21/15  
**Appeal Status:** Appealable only by applicant to City Council if disapproved in whole or in part

**PUBLIC HEARING HELD ON SEPTEMBER 15, 2015**

**Proposed Project:**

The project involves the merger and re-subdivision of nine (9) lots into 16 lots and the construction, use and maintenance of 16 new single-family dwellings. Each of the lots would include a minimum of two (2) covered parking spaces. The project would include extending and improving Lull Street and the public alley between Lull and Saticoy Streets by approximately 450 feet.

**Requested Actions:**

1. Pursuant to Section 12.32-F of the Los Angeles Municipal Code, a Zone Change from RA- 1 to R1-1;
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adoption of a Mitigated Negative Declaration (ENV-2015-1975-MND) and Mitigation Monitoring Program for the subject use.

**Applicant:** Carl Steinberg, Williams Homes  
**Representative:** Same

**Recommended Actions:**

1. **Adopt** the Findings.
2. **Deny** a Zone Change from RA-1 to R1-1.
3. **Recommend** that the City Council **approve** a Zone Change from RA-1 to (T)RS-1.
4. **Adopt** the Mitigated Negative Declaration No. ENV-2015-1975-MND.
5. **Adopt** the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2015-1975-MND.
6. **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, 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.
7. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) Filing.

**Staff:** Oliver Netburn (213) 978-1382

**DISCUSSION:**

The Planning Staff gave an overview on the project and recommended the removal of the word "roadway" on page T-2 No.2 from the report. The applicant testified that they met with the Neighborhood Council and the Land Use Committee four times, and every time with a reduction to the project. There were several people who testified in support of the project. Many people were completely against the zone change and a few people were opposing the R-1 proposed project but in support of the RS-1 recommended by Staff. The Land Use Attorney for the project spoke. Then the Council District Representative stated that this project was originally a very large project that did not get the support of the Neighborhood Council. Their Council Office is not in support of the R-1 zone change request; however would support the RS-1 zone change with conditions. The Commission asked clarifying questions then closed public comment and started deliberation.

**MOTION:**

To adopt the Staff's Recommended Actions presented at the meeting.

Moved: Commissioner Dierking  
Seconded: Commissioner Kim  
Ayes: Commissioners Beatty and Cochran  
Nays: Commissioner Mather

**Vote: 4 – 1**

**5. PUBLIC COMMENT PERIOD**

There were two speakers for public comment.

There being no further business to come before the South Valley Area Planning Commission.  
The meeting adjourned at 6:33 pm.

  
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Commissioner Steve Cochran, President

  
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Randa M. Hanna, Commission Executive Assistant

Adopted: January 14, 2016