



- Committee Chair -
Charles A. Samson
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City of Los Angeles
GREATER VALLEY GLEN COUNCIL
13654 Victory Blvd., #136
Valley Glen, CA 91401
www.greatervalleyglencouncil.org

- Committee Members -
Doug Briedenbach
Rich Pisani
Lisa Samson

Planning & Land Use Committee MINUTES
7:15 PM
Monday, July 27, 2015
Ulysses S. Grant High School, Career Office
13000 Oxnard Street, Valley Glen, CA 91401
(Parking on Lancer Lane off Oxnard, just west of Coldwater Cyn)

The public is requested to fill out a **“Speaker Card”** (per individual item) to address the Board on any item of the agenda prior to the Board taking action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that is within the Board’s subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to 2 minutes per speaker, unless waived by the presiding officer of the Board. Presiding officer reserves the right to limit further, depending on number of speakers. No person may assign their speaking time to another person. Period for comment not to exceed 2 minutes.

Agenda is posted for public review at: **Erwin Street School**, 13400 Erwin Street, Valley Glen, CA; on the GVGC web site at www.greatervalleyglencouncil.org

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1. Call to Order and Roll Call - **Meeting called to order at 7:14 pm. Present: C. Samson, D. Briedenbach, L. Samson**
2. Approval of June 29, 2015 Minutes – **C. Samson made a motion to approve the minutes, seconded by D. Briedenbach. Motion approved unanimously**
3. General Public Comments (see rules above) **None**
4. Board Member Comments – **C. Samson notified the committee that CD2 Planning Representative Karo Torossian requested that PLUC review and consider the mansionization revisions in Valley Glen that were also proposed for Studio City, Valley Village, etc.**
5. **Review of Zoning Case CPC 2015-2361-ZC-HD-SPR at 13103-13225 Victory Blvd., Valley Glen to obtain a Zone and Height District Change, and Site Plan Review for a Small Lot Subdivision. The project will include 63 single family dwellings, parking in individual garages with 2 spaces per unit, and 17 guest parking spaces.**
 - A. Possible motions
 - B. Public comment
 - C. Committee member comment

Phil Bacerra of Warmington Residential (developers) made a presentation of the project, which was reduced from the original proposal of 68 unites to 63 units. Guest parking spaces were added, as well as more open spaces, children’s play areas, a fenced in dog run, trellises for barbecue areas, etc. There would be HOA fees for maintaining common areas, and garbage would be collected from the central drive aisle. He explained that there would be CC&Rs for maintaining the look of the original architectural features and colors, materials, etc. Motion to approve the project was made by C. Samson, and seconded by L. Samson. Approved unanimously.

6. **Review of Zoning Case ZA-2009-3177-CUW-PA at 14051 Burbank Blvd., Valley Glen to obtain a Plan Approval of the existing Conditional Use Permit, for the installation and operation of a new Verizon Wireless Telecommunications Facility (WTF) at an existing office building, consisting of**

twelve new rooftop antennas in three sectors that will be screened. The corresponding radio equipment (two equipment cabinets and one emergency backup generator) will be located on the ground.

- A. Possible motions
- B. Public comment
- C. Committee member comment

Justin Robinson, applicant for Verizon Wireless made a presentation of the project. The building currently has Clearwire antennas on the roof, which are screened with existing stucco walls. The new antennas will also be screened in the same way, but the walls would be taller. The height of the walls would be 45 ft. from grade to the top, but still not exceeding the height limitations for the structure. The building currently is about 36 ½ ft. The equipment will be in the parking garage, and accessed once a month to 6 weeks in the middle of the night. No letters of consent from the neighbors were obtained, although the applicant noted that they could not force consent. The motion to approve the project was made by D. Briedenbach, subject to the notification of the two adjacent single family neighbors to the immediate north, seconded by L. Samson. Approved unanimously.

7. Adjournment

The next meeting will be at 7:00 pm. on Tuesday, August 25, 2015