

# NORTH HOLLYWOOD WEST NEIGHBORHOOD COUNCIL

## OFFICERS

Jim Kompare      Robin Ibrahim  
*President*      *Vice-President*  
Vincent Stamboni      David Hechter  
*Secretary*      *Treasurer*



## COMMITTEE MEMBERS

David Hechter  
Vincent Stamboni  
Dario Svidler

## MINUTES

### PLANNING & ZONING COMMITTEE

THURSDAY, OCTOBER 20, 2011

6:45 p.m.

Saticoy Elementary School - Auditorium

7850 Ethel Ave. | North Hollywood, CA 91605

#### 1. Call to Order and Roll Call

Call to order at 7pm  
All members present

#### 2. Chair's Report

Chair announced hearing held regarding sushi restaurant CUP. Zoning Administrator is holding decision while checking on some facts. One item of mitigation, no liquor without food, may not be allowed as there are no enforcement provisions for such a restriction. This has been the opinion of the city and the A.B.C., however, it will be considered.

Fresh & Easy has opened and doing somewhat better than other stores post grand opening.

#### 3. General Public Comments on non-agenda items (see rules above)

No comments on non-agenda items.

Motion by chair to add agenda item: Approval of minutes from committee meetings on 6/30/11 & 8/22/11; Seconded by Dario Svidler, unanimous approval, agenda item added.

Minutes read by chair: minor punctuation and grammar corrections to 6/30/11, motion by chair to accept as corrected, seconded by DS, unanimous approval; minor grammar corrections and addition of house square footage to 8/22/11, motion by chair to accept as corrected, seconded by DS, unanimous approval.

#### 4. Continued Review of Zoning Variance application to build a 10,450 sq. ft. garage at 7936 Bellaire Ave., North Hollywood, for storage of commercial and non-commercial vehicles. Case # ZA-2011-1433-ZV & ENV-2011-1434-EAF

Chair reviewed facts of zoning variance request and discussed the clarification of facts presented at prior committee meetings. The chair called on applicant(s), who wished to present additional mitigations to their plans. Marcella Theisman, a real estate broker, spoke on behalf of the project, suggesting that the RA uses allowed would be worse for the neighborhood and that the mitigations and new designs planned would improve values. Jeffry Pollard (builder) presented new designs showing a split-face block wall surrounding the property with planting recesses at the street ends and an auto watering system. Sidewalls of garage have been reduced to 14 feet for ½ of the garage and 10 feet for the other ½ (most adjacent to neighboring properties). Roof will be tile; walls will be split-face block. Trees will be planted to hide remaining exposed areas. The chair asked where the business is conducted from and Darren Azarian, the property owner, responded that most of the business is conducted in trailers at the job site(s). Both Mr. Azarian and James Crisp (consultant) made statements that the garage was not for general storage for the business, the business vehicles parked would be the ones used by the property owner, and that the office would be for bookkeeping, scheduling and other light uses. Mr. Azarian affirmed that earlier statements that 7 -10 employees would be coming and going from the site were incorrect and that extra vehicles would only be stored during slack periods when here are no employees to take them home. Chair expressed concern regarding containers on property, containing PVC piping, being moved into the garage and stored. Mr. Azarian affirmed that

the piping and container would be removed upon completion of the house and garage. Dario Svidler asked for updated clarification of the variance being requested. The chair described the areas needing a variance: the size of the garage, and the total allowable building square footage. The chair pointed out that no variance would be needed for the applicant parking the commercial vehicles for his own use if under 5,600 lbs. The chair reminded Mr. Azarian that if employees were to be visiting the property to pick-up and drop-off vehicles, or if the containers were kept at the property, that would be a commercial use of the property and would require a different variance.

Gail Glazer, a neighbor of the applicant's property, commented that a man had come to her door in support of the applicant and informed her that if he couldn't build the garage, he would sell to developers who would sub-divide, change the street to a through street and build more houses. Upon checking with the 'zoning dept.' (*sic*), she was informed that her street could be a cul-de-sac and the next street over could go through and that it was already decided that the applicant's plan would receive approval and that the neighbors should use this opportunity to ask for improvements. She is in favor of the nicer block wall that will improve the look of the end of the street. She is quite disappointed that the opinions of the neighbors and the Neighborhood Council appear to not mean anything to the City.

Felicity Imam and Sarah Imam, neighbors adjacent to the applicant's property, spoke against the project saying it wasn't appropriate for the neighborhood, would decrease property values, and that the claims in the appeal findings do not, and should not apply in this case.

Vince Stamboni commented that the applicant has moved away from previous positions regarding use and the neighborhood, but expressed some concern regarding this type of project in this type of neighborhood, that others may want to follow suit and is not sure these concerns have been mitigated. He does believe that the project now makes the area look better than it is, or might look if used like the neighboring large properties, or developed as currently allowed. The chair repeated what the allowed maximum uses would be.

Comments from the audience regarding the proposed trees; Mr. Pollard said they were certainly willing to negotiate what trees the neighbors might like. In response to audience comments regarding opinions from real estate agents that the project may lower property values, Dario Svidler responded that as a real estate professional, he saw no evidence that the project would affect values either way, but that improvements at the street ends would probably help. The chair read the allowed uses in RA zones. Mr. Azarian stated that his family will be living on the property and wants his family to become part of the neighborhood and hopes to be friends with his neighbors. He offered to supply his home number to any neighbor who wants it to address any concerns. He pointed out the money spent and improvements made to date, which have made the property nicer than the adjacent RA properties. The chair confirmed with the applicant that this will be the primary residence. In response to a question from the audience regarding the applicant providing property value information, a discussion ensued between the board and applicant regarding the prohibitive costs and the difficulty due to the unusual mix of properties involved. The chair suggested that rather than a vote by the committee, the matter should be heard without recommendation by the council board to present as fair a case as possible for the applicant. The chair so moved, seconded by Dario Svidler, unanimous approval.

## 5. Committee member comments on non-agenda items

The chair informed the committee about the proposed A.C.E. program which would change many lesser code violations from misdemeanors to administrative code violations to remove them, at the earliest stages, from the court system.

The chair announced that NoHoWest NC had voted to oppose the upcoming sidewalk ordinance and was sending a letter to the city.

## 6. Adjournment

Meeting adjourned 9 pm.

---

*Please be advised that the bylaws of the North Hollywood West Neighborhood Council provide a process for reconsideration of actions as well as a grievance procedure. For your convenience, the bylaws are available during every meeting. In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the committee in advance of a meeting, may be obtained from the NoHoWest NC's Executive Committee.*