

**OFFICIAL**  
CITY OF LOS ANGELES  
South Valley Area Planning Commission Meeting Minutes  
January 11, 2018  
Marvin Braude San Fernando Valley Constituent Service Center  
6262 Van Nuys Boulevard, First Floor Meeting Room  
Van Nuys, California 91401

MINUTES OF THE SOUTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE ENTIRE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT [planning.lacity.org](http://planning.lacity.org).

The meeting was called to order at 4:34 p.m. with Commissioners Mather, Beatty, Bishop and Dierking present. President Cochran has resigned from the Commission.

Also present were Kevin Jones, Senior City Planner; Parissh Knox, Deputy City Attorney; Rocky Wiles Commission Office Manager and Jason Wong, Senior Administrative Clerk, Commission Office Staff.

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**ITEM NO. 1**  
**DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- Items of Interest - Kevin Jones reported the following:
  - Introduced Blake Lamb as the newly promoted Principal City Planner to oversee the Valley Policy and Project Planning Sections.
  - Stated that he is retiring, and that until a new Senior City Planner is assigned to his Section, Blake Lamb would be taking his place in future Commission meetings.
  - The City Council passed the affordability assessment for all levels of development which will be contributing a fee into a fund for affordable housing projects. The fee will be effective in May.
- Advanced Calendar - There were no changes to the advanced calendar.
- Commission Requests - There were no requests made by the Commission.
- Approval of the Minutes - Commissioner Beatty moved to approve the Minutes of December 14, 2017. Commissioner Bishop seconded the motion, and the vote proceeded as follows.

Moved: Beatty  
Seconded: Bishop  
Ayes: Dierking, Mather

**Vote: 4 – 0**

**MOTION PASSED**

- Revision to the Submittal Guidelines – Commissioner Dierking moved to approve the changes to the submittal guidelines as proposed by staff. Commissioner Beatty seconded the motion and the vote proceeded as follows:

Moved: Dierking  
Seconded: Beatty  
Ayes: Bishop, Mather

**Vote: 4 – 0**

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**ITEM NO. 2  
NEIGHBORHOOD COUNCIL**

There were no presentations given by any Neighborhood Council representatives.

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**ITEM NO. 3  
GENERAL PUBLIC COMMENT**

There were no members of the public who requested to address the Commission.

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**ITEM NO. 4  
RECONSIDERATIONS**

There were no items requested to be reconsidered.

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**ITEM NO. 5**

**[APCSV-2015-2554-VZC](#)**

CEQA: ENV-2015-2555-MND

Plan Area: Van Nuys – North Sherman Oaks

Council District: 4 – Ryu

Last Day to Act: 01-30-18

**PUBLIC HEARING** – Completed May 20, 2016 and September 18, 2017

**PROJECT SITE:** 14241 – 14261 West Magnolia Boulevard

**IN ATTENDANCE:**

Peggy Malone-Brown, City Planning Associate, Kevin Jones, Senior City Planner and Blake Lamb, Principal City Planner, representing the Department; Vicente Cordero, Traffic Engineer, Department of Transportation; Horace H. Heidt, applicant; Jeff Allen, Architect and Tom Sternnock, applicant's representatives.

**MOTION:**

Commissioner Bishop put forth the actions below in conjunction with the approval of the following project, with modifications to the project/conditions as stated on the record:

Demolition of five, one-story, single-family residences, and the subsequent construction, use, and maintenance of a two-story, 34-foot, 4-inch high residential building providing approximately 32,725 square feet of floor area and 21 dwelling units, on an approximately 29,982 square-foot site. The proposed building will provide a total of 66 automobile parking spaces within one subterranean level of parking, 33 bicycle parking spaces, and 4,572 square feet of open space. The project will involve the grading and export of approximately 8,500 cubic yards of soil. Twenty-four, non-protected trees are to be removed. In order to comply with Measure JJJ, and prior to the issuance of a building permit, the applicant will pay a fee to the City's Affordable Housing Trust Fund, in lieu of constructing affordable units within the Project.

1. **Find**, pursuant to CEQA Guidelines Section 1507 4(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-2555-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **find** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Find** the mitigation measures have been made enforceable conditions on the project; and **adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Disapprove** the Vesting Zone Change request as filed from [Q]R1-1 to [Q]RD1 .5-1;
3. **Approve** and **Recommend** that the City Council **approve**, pursuant to Los Angeles Municipal Code Section 12.32 Q, a Vesting Zone Change from [Q]R1-1 to (T)(Q)RD1.5-1 subject to T and Q conditions;
4. **Adopt** the Conditions of Approval; and
5. **Adopt** the Findings.

Commissioner Beatty seconded the motion, and vote proceeded as follows:

Moved: Bishop  
Seconded: Beatty  
Ayes: Dierking  
Nays: Mather

**Vote: 3 – 1**

**MOTION PASSED**

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There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned 5:54 p.m.

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Lydia Drew Mather, Vice President  
South Valley Area Planning Commission



Mark Dierking, Commissioner  
South Valley Area Planning Commission



Rocky Wiles, Commission Office Manager  
South Valley Area Planning Commission

**ADOPTED**  
CITY OF LOS ANGELES

**FEB 08 2018**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**