

**OFFICIAL**  
CITY OF LOS ANGELES  
South Valley Area Planning Commission Meeting Minutes  
February 8, 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 4:35 p.m. with Commissioners Mather, Beatty, Bishop and Dierking present.

Also present were Blake Lamb, Principal City Planner, Michelle Levy, Senior City Planner; Pariss 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 – Blake Lamb, Principal City Planner gave a summary review of Measure JJJ and the Transit Oriented Communities Programs.
- One member of the public addressed the Commission.
- Election of Officers –  
Commissioner Dierking nominated Commissioner Mather as President of the South Valley Area Planning Commission. Commissioner Beatty seconded the motion, and the vote proceeded as follows:

Moved: Dierking  
Seconded: Beatty  
Ayes: Bishop, Mather

**Vote: 4 – 0**

**MOTION PASSED**

Commissioner Mather nominated Commissioner Dierking as Vice-President of the South Valley Area Planning Commission. Commissioner Bishop seconded the motion, and the vote proceeded as follows:

Moved: Mather  
Seconded: Bishop  
Ayes: Beatty, Dierking

**Vote: 4 – 0**

**MOTION PASSED**

- 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 January 11, 2018. Commissioner Bishop seconded the motion, and the vote proceeded as follows.

Moved: Beatty  
Seconded: Bishop  
Ayes: Dierking, Mather

**Vote: 4 – 0**

**MOTION PASSED**

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**ITEM NO. 2  
NEIGHBORHOOD COUNCIL**

There were no presentations given by any Neighborhood Council representatives. One member of the general public addressed the Commission.

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**ITEM NO. 3  
GENERAL PUBLIC COMMENT**

One member of the public 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-2016-4251-VZC-DB**  
CEQA: ENV-2016-4252-MND  
Plan Area: Van Nuys – North Sherman Oaks  
Related Case: VTT-74665-CN

Council District: 2 – Krekorian  
Last Day to Act: 03-13-18

**PUBLIC HEARING** – September 26, 2017

**PROJECT SITE:** 13713 – 13717 West Oxnard Street

**IN ATTENDANCE:**

Lucerito Martinez, Planning Assistant and Sarah Hounsell, City Planner, representing the Department; Eric Lieberman, applicant's representative.

**MOTION:**

Commissioner Dierking put forth the actions below in conjunction with the approval of the following project:

The demolition of a one-story 3,000 square-foot commercial building, soil re-compacting of 2,100 cubic yards on-site, and the subsequent construction, maintenance, and use of a four story (45-foot height maximum), 16-unit residential condominium to include one (1) unit reserved as restricted affordable for Very Low Income Households, over at-grade parking on an 11,586 net square-foot lot. The proposed building is proposed with a total of 22 vehicle parking spaces and 18 bicycle parking spaces. The Deputy Advisory Agency approved the Vesting Tentative Tract Map (VTT-74665-CN) on January 8, 2018.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2016-4252-MND, adopted on January 8, 2018 (under Case No. VTT-74665-CN); and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Approve and recommend that the City Council adopt a Vesting Zone Change from [Q]C1.5-1VL and [Q]P-1VL to (T)[Q]RAS4-1VL;
3. Approve a Density Bonus (with a set aside of five percent, for one unit for Very Low Income Households) and one on-menu incentive for an 11-foot or one-story increase to construct a four-story, 45-foot height in lieu of the otherwise maximum permitted three-story as otherwise required by Footnote No. 2 on the General Plan Land Use Map for the Van Nuys-North Sherman Oaks Community Plan;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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


Moved: Dierking  
Seconded: Bishop  
Ayes: Beatty, Mather

**Vote: 4 - 0**

**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.



Lydia Drew Mather, President  
South Valley Area Planning Commission



Jason Wong, Commission Executive Assistant  
South Valley Area Planning Commission

**ADOPTED**  
CITY OF LOS ANGELES

**MAR 08 2018**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**