

**OFFICIAL**  
CITY OF LOS ANGELES  
South Valley Area Planning Commission Minutes  
March 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 NORTH 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, Dierking and Menedjian were present.

Also present were Michelle Levy, Senior City Planner, representing the Director of Planning, Pariss Knox, Deputy City Attorney, Jason Wong, Commissioner Executive Assistant, Rafael Vega, Administrative Clerk and Rocky Wiles, Commission Office Manager.

---

**ITEM NO. 1**

**DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

Michelle Levy, Senior City Planner presented a brief report on the following items of interest:

- On March 6, 2018, the Planning and Land Use Committee recommended that the City Council approve the Permanent Supportive Housing Ordinance and the Interim Motel Conversion Ordinance.

Advanced Calendar:

Commissioner Beatty stated that she would not attend the South Valley Area Planning Commission Meetings of April 12, 2018 and possibly April 26, 2018. No other changes were made.

Commission Requests:

There were no requests made by the Commission.

Approval of the Minutes:

Commissioner Beatty moved to approve the Minutes for February 8, 2018. Commissioner Bishop seconded the motion, and the vote proceeded as follows:

Moved: Beatty  
Seconded: Bishop  
Ayes: Dierking, Mather  
Abstentions: Menedjian

**Vote: 5 – 0**

**MOTION PASSED**

---

**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL**

There were no presentations given by any Neighborhood Council representatives.

---

**ITEM NO. 3**

**PUBLIC COMMENT**

There was one members of the public who addressed the Commission.

---

**ITEM NO. 4**

**RECONSIDERATION**

There were no items to be reconsidered under Items 4a and 4b.

---

**ITEM NO. 5**

**APCSV-2017-894-ZC**

CEQA: ENV-2017-895-CE

Plan Area: Van Nuys – North Sherman Oaks

Council District: 4 - Ryu  
Last Day to Act: 03-22-18

**PUBLIC HEARING** – Completed December 22, 2017

**PROJECT SITE:** 14719 – 14723 West Magnolia Street

**IN ATTENDANCE:**

Marianne King, City Planning Associate, Sarah Hounsell, City Planner and Michelle Levy, Senior City Planner representing the Department; Adam Moloudi, applicant; Rick Stockton, architect, applicant's representative.

**MOTION**

Commissioner Dierking put forth the actions below, in conjunction with the approval of the following project, with modifications to the Conditions of Approval as stated by the Commission on the record:

The construction of a three-story, nine-unit, residential apartment building over subterranean parking. The project will be a maximum height of 35 feet and will include 17 parking spaces, 15 bicycle spaces, plus an accessible disabled parking space at grade level (rear of site). The project includes the demolition of a one-story three-dwelling unit structure and detached carport. No tree removal is involved.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Public Resources Code Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Disapprove a Zone Change from [Q]RD1.5-1 to [Q]R3-1;
3. Approve and recommend that the City Council adopt a Zone Change from [Q]RD1 .5-1 to (T)[Q]R3-1;

4. Adopt the Conditions of Approval as modified by the Commission, including Staff's Technical Modification dated March 7, 2018; and
5. Adopt the Findings.

Commissioner Menedjian seconded the motion, and the vote proceeded as follows.

Moved: Dierking  
Seconded: Menedjian  
Ayes: Beatty, Bishop, Mather

**Vote: 5 – 0**

**MOTION PASSED**

---

**ITEM NO. 6**

**APCSV-2016-2960-SPE-SPP**

CEQA: ENV-2017-2961-MND

Plan Area: Sherman Oaks – Studio City –  
Toluca Lake – Cahuenga Pass

Council District: 4 - Ryu  
Last Day to Act: 04-02-18

**PUBLIC HEARING** – Completed January 26, 2018

**PROJECT SITE:** 14239 - 14241 West Ventura Boulevard;  
4228 West Moorpark Street;  
APN 2265019020

**IN ATTENDANCE:**

Marianne King, City Planning Associate, Sarah Hounsell, City Planner and Michelle Levy, Senior City Planner representing the Department; Mikayel Israyelyan, applicant; Argineh Mailian, architect, applicant's representative.

The Commission recessed briefly at 6:44 p.m., and reconvened at 6:48 with all Commissioners present.

After an agreement between the Commission, the applicant and the applicant's representative to extend the time to act and continue the hearing to a later date to allow time to make modifications to the design, the following motion was put forth:

**MOTION:**

Commissioner Mather moved to extend the time to act and continue the matter to the South Valley Area Planning Commission Meeting of May 10, 2018. Commissioner Bishop seconded the motion, and the vote proceeded as follows.

Moved: Mather  
Seconded: Bishop  
Ayes: Beatty, Dierking, Menedjian

**Vote: 5 – 0**

**MOTION PASSED**

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 7:00p.m



---

Lydia Drew Mather, Commission President  
South Valley Area Planning Commission



---

Jason Wong, Commission Executive Assistant  
South Valley Area Planning Commission

**ADOPTED**  
CITY OF LOS ANGELES

**APR 26 2018**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**