

UNOFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
August 9, 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.

The meeting was called to order at 4:33 p.m. with Commissioners Mather, Beatty, Bishop, and Menedjian present. Commissioner Dierking was not in attendance.

Also present were Michelle Levy, Senior City Planner, representing the Director of Planning, Kimberly Huangfu, Deputy City Attorney, Rocky Wiles, City Planner and Rafael Vega Senior Administrative Clerk, Commission Office Staff.

ITEM NO. 1

DEPARTMENTAL REPORT AND COMMISSION BUSINESS

- Michelle Senior City Planner distributed the Department's Housing Report and gave a brief update stating that the Housing Report had been released by the Department in July which highlights the success post-Measure JJJ as there have been 6,485 housing units approved. In November of 2016, Measure JJJ was approved which requires that developers provide affordable housing if the project requires a General Plan Amendment, Zone Change or Height District Change. Recently, we have seen a spike of projects which are opting to use the Transit Oriented Community (TOC) guidelines.

Advanced Calendar:

There were no changes made 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 July 12, 2018. Commissioner Menedjian seconded the motion and the vote proceeded as follows:

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

Vote: 4 - 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations given by any Neighborhood Council representatives.

ITEM NO. 3

PUBLIC COMMENT

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

[ZA-2017-2485-ZAA-1A](#)

CEQA: ENV-2017-2486-CE
Plan Area: Encino - Tarzana

Council District: 3 - Blumenfield
Last Day to Act: 08-21-18

PUBLIC HEARING HELD

PROJECT SITE: 5340 North Geyser Avenue

IN ATTENDANCE:

Maya Zaitzevsky, Associate Zoning Administrator, representing the Department; Matt Coles, applicant.

The appellant was not in attendance.

MOTION

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

A wood fence extension on top of a concrete masonry wall in the rear and side yards of the property varying in height from 7 1/2-feet to 9-feet, 2 inches.

1. Determine on the whole of the administrative record, that the Project is exempt from CEQA pursuant to City CEQA Guidelines, Section 1, Article 1, Class 3, Category 6 and Class 3, Category 1, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny the appeal and sustain the Zoning Administrator's determination to approve, in part, a Zoning Administrator's Adjustment, pursuant to Los Angeles Municipal Code Section 12.28, to permit a fence/wall varying in height from 7 1/2-feet to a maximum of 9 feet 2 inches in lieu

- of the 6 feet and 8 feet maximum wall/fence heights permitted in the rear and side yards in the R1 Zone; and
3. Adopt the Conditions and Findings of the Zoning Administrator.

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

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

Vote: 5 – 0

MOTION PASSED

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 4:51 p.m.

Lydia Drew Mather, Commission President
South Valley Area Planning Commission

Rocky Wiles, Commission Office Manager
South Valley Area Planning Commission