

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
FEBRUARY 28, 2019
Marvin Braude San Fernando Valley
Constituent Services Center
6262 Van Nuys Boulevard,
Van Nuys, CA 91401

MINUTES OF THE SOUTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: UNDER General Info, **SELECT COMMISSIONS & HEARINGS, SOUTH VALLEY, AGENDAS, LOCATE THE COMMISSION MEETING DATE AND SELECT THE AUDIO**” BUTTON.

The meeting was called to order at 4:40 p.m. with Commissioners Bishop, Mather and Menedjian present. Commissioner Beatty 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 Levy, Senior City Planner reported that, at their meeting earlier today, the City Planning Commission reviewed the Department’s proposed adoption of Appendix G of the CEQA Guidelines as the Department’s updated CEQA Thresholds. In addition, the Commission also reviewed the update to the Transportation Section of the City’s CEQA Thresholds to comply with State legislation which requires that impact analysis metrics be updated from LOS (Level of Service) to VMT (Vehicle Miles Travelled). The Commission recommended adoption to the City Council.
- 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 Bishop moved to approve the minutes of January 31, 2019. Commissioner Menedjian seconded the motion and the vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations given by any Neighborhood Council representatives.

ITEM NO. 3

PUBLIC COMMENT

One speaker requested to address the Commission.

ITEM NO. 4

RECONSIDERATIONS

There were no items reconsidered.

ITEM NO. 5

ZA-2013-2186-CU-ZV-PA1-1A

CEQA: ENV-2017-3552-CE

Plan Area: Van Nuys- North Sherman Oaks

Council District: 4 - Ryu

Last Day to Act: 03-17-19

PUBLIC HEARING HELD

PROJECT SITE: 5128 North Hazeltine Avenue

IN ATTENDANCE:

Maya Zaitzevsky, Associate Zoning Administrator, representing the Department; Theodore Leemon, appellant; Doha Zohbi, applicant; R. Nicholas Brown, applicant's representative; Meg Greenfield, representing the Office of Councilmember Ryu.

MOTION

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

A Plan Approval for the continued use and maintenance, and proposed increase of enrollment of an existing childcare facility from 24 children (ages 2½ to 6 years old) to 28 children in an R1-1-RIO Zone. The request includes the modification of conditions of approval under Case No. ZA-2013-2186-CU-ZV-1A to allow for an increase in enrollment by 4 children, removal of certain landscaping requirements, and modifications to remove certain restrictions regarding outdoor use hours and drop-off hours.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to City of Los Angeles CEQA Guidelines, Article III, Section 1, Class 1, Category 22, and State CEQA Guidelines Section 15301 (Existing Facilities) and there is no

- substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny the appeal and sustain the December 14, 2018, Zoning Administrator's determination to approve, pursuant to Section 12.24 M of the Los Angeles Municipal Code, modifications to the Project reflected in Condition Nos. 7(b), 8, 9(c), 16(e) and 18(c)(2); and
 3. Adopt the Conditions of Approval and findings of the Zoning Administrator.

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

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

Vote: 3 – 1

MOTION PASSED

The Commission recessed at 6:08 p.m. and reconvened at 6:156 p.m. with Commissioners Bishop, Dierking, Mather and Menedjian present.

ITEM NO. 6

VTT-74217-SL-1A

CEQA: ENV-2016-2456-CE

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

Related Case: DIR-2016-2455-DRB-SPP-MSP-1A

Council District: 4 - Ryu

Last Day to Act: 03-08-19

PUBLIC HEARING HELD

PROJECT SITE: 3686 – 3688 North Fredonia Drive

IN ATTENDANCE:

Alycia Witzling, Planning Assistant, Courtney Schoenwald, City Planner and Michelle Levy, Senior City Planner representing the Department; Scott A. McPhail and Harold I. Huttas, appellants; Joel and Pamela Fischer, applicants; Derick Flynn and Rick Pardo, applicant's representatives; Meg Greenfield, representing the Office of Councilmember Ryu.

MOTION

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

A Small Lot Subdivision of a 7,281 square-foot lot for a maximum of four single-family lots.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Cal Code Regs. tit 14, Section 15332, and there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

2. Deny the appeal and sustain the October 26, 2019, Deputy Advisory Agency's determination to approve, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map for the Small Lot Subdivision for a maximum of four single-family lots; and
3. Adopt the Conditions of Approval and findings of the Deputy Advisory Agency.

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

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 7

DIR-2016-2455-DRB-SPP-MSP-1A

CEQA: ENV-2016-2456-CE

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

Related Case: VTT-74217-SL-1A

Council District: 4 - Ryu
Last Day to Act: 03-08-19

PUBLIC HEARING HELD

PROJECT SITE: 3686 – 3688 North Fredonia Drive

IN ATTENDANCE:

Alycia Witzling, Planning Assistant, Courtney Schoenwald, City Planner and Michelle Levy, Senior City Planner representing the Department; Scott A. McPhail and Harold I. Huttas, appellants; Joel and Pamela Fischer, applicants; Derick Flynn and Rick Pardo, applicant's representatives; Meg Greenfield, representing the Office of Councilmember Ryu.

MOTION

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

The demolition of two existing, one-story, multi-family residential structures and the construction of a new, 8,643 square-foot, small-lot subdivision with four units each with individual garages of 400 square feet. The project includes approximately 1,309 square feet of hardscape. The project's maximum height is approximately 33 feet and 6 inches on an approximately 7,281 square-foot lot. The project does not propose removal of any protected trees and proposes grading in the following quantities: 331 cubic yards of cut, 403 cubic yards of fill, 72 cubic yards of import, and no export.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Cal Code Regs. tit 14, Section 15332, and there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny the appeal and sustain the October 26, 2018, Planning Director's determination to approve, pursuant to Sections 11.5.7 C and 16.50 of the Los Angeles Municipal Code and

Section 11 of the Mulholland Scenic Parkway Specific Plan, a Project Permit Compliance and Design Review for the Project; and

3. Adopt the Conditions of Approval and findings of the Planning Director.

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

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

Vote: 4 – 0

MOTION PASSED

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 7:15 p.m.

Lydia Drew Mather, Commission President
South Valley Area Planning Commission

Rocky Wiles, Commission Office Manager
South Valley Area Planning Commission

