

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, January 12, 2017
Marvin Braude 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 4:41 p.m.

Commission Executive Assistant called the roll:

Commissioner Cochran	Present
Commissioner Mather	Present
Commissioner Beatty	Present
Commissioner Bishop	Present
Commissioner Dierking	Present

Also present were, Kevin Jones, Senior City Planner and Kathy Phelan, City Attorney;

ITEM NO. 1

DEPARTMENTAL REPORT

Kevin Jones, Senior City Planner, presented the 2016 Fiscal Year annual report of the departmental activities.

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar:
Commissioner Dierking announced he will not be available for the January 26, 2017, regular South Valley Commission meeting.
- B. Commission Requests:
There were no requests asked by commission.

ITEM NO. 3

NEIGHBORHOOD COUNCIL

There were no presentations given by a Neighborhood Council representative on any item listed on the January 10, 2017, agenda.

The Commission President called Item No. 5 out order for the purpose of a withdrawal from the appellant.

ITEM NO. 5

DIR-2016-2721-DRB-SPP-MSP-1A

CEQA: ENV-2016-2722-CE

Plan Area: Bel Air – Beverly Crest

Council District: 5 - Koretz

Last Day to Act: 01-17-17

PROJECT SITE: 2600 North Summitridge Drive

IN ATTENDANCE:

William Hughes, Planning Assistant

SUMMARY OF DISCUSSION

The Commission President announced that a letter was received by the appellant who stated he has withdrawn the appeal for Case No. DIR-2016-2721-DRB-SPP-MSP-1A. The public comment period was open and one person spoke and the public comment period was closed.

A withdrawal request was received and filed and the commission voted as follows to adopt the Staff's Recommendation.

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

Vote: 5 - 0

MOTION PASSED

The Commission President returned to the established agenda order, and continued as outlined.

ITEM NO. 4

APCSV-2014-1615-ZC-ZV

CEQA: ENV-2014-1616-MND

Plan Area: Van Nuys-North Sherman Oaks

Plan Area:

Council District: 2 - Krekorian

Last Day to Act: 01-23-17

PROJECT SITE: 7327, 7335 and 7337 North Hazeltine Avenue

IN ATTENDANCE:

Sarah Hounsell, City Planner; Cathy Novak and Carl Steiner, the applicant.

SUMMARY OF DISCUSSION

The City Planner, Sarah Hounsell, went over the proposed project in accordance with the small Lot Ordinance. The planner announced the technical correction to the Staff's Recommendation Report. The Commission opened the floor for the public comment period. The applicant's representative gave detail description of the proposed project and its usage. The public comment period was closed, and the Commission began deliberation.

Commissioner Dierking put forth the following motion, seconded by Commissioner Bishop relative to the approval of the following project:

The grading of the existing site and the construction, use and maintenance of 24 single-family homes in accordance with the Small Lot Ordinance.

1. **FIND**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2014-1616-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 b the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **APPROVE** a Zone Change, pursuant to LAMC Section 12.32 F, from R3-1, (T)R3-1, [Q]RD1.5-1, and R1-1 to (T)(Q)RD1.5-1 and (T)(Q)RD5-1 with the new zone replacing the old "Q" Condition;
3. **APPROVE**, pursuant to LAMC Section 12.27, a Zone Variance from Sections 12.09.1 A and 12.21 C 5 (h) to allow vehicular access from a less restrictive zone (RD1.5 Zone) to a more restrictive zone (RD5 Zone) permitting guest parking and common driveway and pedestrian access across the site.
4. **ADOPT** the Conditions of Approval recommended by staff, including the technical correction as stated on the record; and
5. **ADOPT** the Findings.

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

Vote: 5 - 0

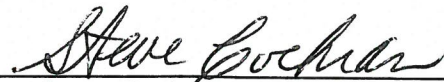
MOTION PASSED

ITEM NO. 6

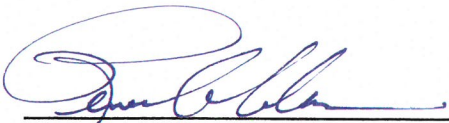
PUBLIC COMMENT

There was one speaker who requested to address the Commission on an item not listed on the agenda.

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned 5:13 p.m.



Steve Cochran, Commission President
South Valley Area Planning Commission



Renee A. Glasco, Commission Executive Assistant I
South Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

FEB 09 2017

Adopted: CITY PLANNING DEPARTMENT
COMMISSION OFFICE