

**OFFICIAL**  
CITY OF LOS ANGELES  
South Valley Area Planning Commission Minutes  
Thursday, June 13, 2019  
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. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT [planning.lacity.org](http://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, Dierking, Menedjian, Beatty, and Mather present.

Also present were Michelle Levy, Senior City Planner, representing the Director of Planning, Kimberly Huangfu, Deputy City Attorney, Rafael Vega, Commission Executive Assistant, and Bianca Gonzalez, Office Trainee.

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**ITEM NO. 1**

**DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- **Directors Report:** Michelle Levy, Senior City Planner, reported on the following:
  - The City of Los Angeles Accessory Dwelling Unit (ADU) Ordinance was advanced forward at the Planning and Land Use Management (PLUM) meeting. The City Attorney was tasked to work with the Planning Department to report with options for excluding certain geographic areas, such as hillsides, and advance forward other ADU regulations.
  - On June 10, 2019, the City of Los Angeles Planning Department Southeast Valley update team visited the North Hollywood Northeast Neighborhood Council PLUM and Community Plan Update Committee meeting. They reported and represented summaries of the Southeast Valley Outreach Efforts, Neighborhood Specific Feedback, and Youth Outreach activities that have taken place. This meeting is the second in a series of nine meetings planned with the neighborhood councils in the region
- **Advanced Calendar:** Commissioner Dierking stated he is not available for the meeting on June 27, 2019.
- **Commission Requests:** There were no requests from the Commission.
- **Approval of the Minutes:** The minutes of May 23, 2019 were postponed to the next regular meeting.

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**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL**

A representative from Valley Village Neighborhood Council addressed the Commission regarding Item No. 5.

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**ITEM NO. 3**

**PUBLIC COMMENT**

One speaker addressed the Commission during general public comment.

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**ITEM NO. 4**

**RECONSIDERATION**

One speaker addressed the Commission during reconsideration.

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**ITEM NO. 5**

**ZA-2017-1810-ZV-SPP-WDI-1A**

CEQA: ENV-2017-1811-CE

Plan Area: North Hollywood – Valley Village

Council District: 2 - Krekorian

Last Day to Act: 06-18-2019

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 4637 North Laurel Canyon Boulevard; 4630 North Vantage Avenue

**IN ATTENDANCE:**

Charlie Rauch, Associate Zoning Administrator representing the Department; Stephen L. Sweetland, Appellant; Joe Riniker, Appellant; Kristene Wallis, Appellant, Lior Mandelbaum, Appellant; Jerome Buckmelter, Jerome Buckmelter, Associates, Appellant's Representative; Lior Mandelbaum, Applicant; and Jerome Buckmelter, Jerome Buckmelter Associates., Applicant's representative.

**MOTION**

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

A new three-story, 36-foot tall, 5,640 square-foot 14-unit apartment building (all studios) in the R4 Zone and a new one-story, 15-foot tall, 3,435 square-foot, single-family dwelling with attached two-car garage in the R1 Zone.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Title 14 California Code Regulations, Chapter 3, Article 19, Section 15332, Class 32 for infill projects, and there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 regarding location, cumulative impact, significant effects, scenic highways or hazardous waste sites applies;

2. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Title 14 California Code Regulations, Chapter 3, Article 19, Section 15332, Class 32 for infill projects, and there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 regarding location, cumulative impact, significant effects, scenic highways or hazardous waste sites applies;
3. Deny the appeal and sustain the Zoning Administrator's determination dated April 30, 2019;
4. Adopt the Conditions of Approval;
5. Adopt the Findings.

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

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

**Vote: 5 – 0**

**MOTION PASSED**

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 6:24 p.m.

Lydia Drew Mather, President  
South Valley Area Planning Commission

Rafael Vega, Commission Executive Assistant  
South Valley Area Planning Commission

**ADOPTED**  
CITY OF LOS ANGELES

**JUL 11 2019**

CITY PLANNING  
COMMISSION