

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
January 9, 2020
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. TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, FILTER BY “**SOUTH VALLEY AREA PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

The meeting was called to order at 4:37 p.m. with Commission President Mark Dierking, Vice-President Lydia Drew Mather, Commissioners Raymond J. Bishop and Anna Mendjian present. Commissioner Beatty was absent.

Also present were Michelle Levy, Senior City Planner, representing the Director of Planning, Kimberly Huanfugu, Deputy City Attorney, Etta Armstrong, Commission Executive Assistant I, and Diego Vazquez, Commission support.

ITEM NO. 1

DEPARTMENTAL REPORT AND COMMISSION BUSINESS

- **Directors Report:** Michelle Levy, Sr. City Planner, reported on the following:
 - Vehicle Miles Travel
 - January 1, 2020, the State’s Housing Crisis Act, also known as SB 330, went into effect and the Department is implementing new procedures for qualified projects.
- **Advance Calendar:** There were no requests from the Commission
- **Commission Requests:** There were no request from the Commission.
- **Approval of the Minutes:** Commissioner Bishop moved to approve the minutes of November 14, 2019. Commissioner Menedjian seconded the motion, and the vote proceeded as follows:

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

Vote: 3 – 1

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 3

GENERAL PUBLIC COMMENT

There were no speakers.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsideration

ITEM NO. 5

ZA-2017-4575-ZAD-DRB-SPP-MSP-1A

CEQA: ENV-2013-1736-MND-REC3

Plan Area: Hollywood

Council District: 4 – Ryu

Last Day to Act: 02-02-20

PUBLIC HEARING HELD

PROJECT SITE: 2700 Woodstock Road (primary); 2700-2762 Woodstock Road

IN ATTENDANCE:

David Weintraub, Associate Zoning Administrator, representing the Department; Ellia Thompson, Ervin, Cohen & Jessup, LLP, Applicant Representative; Hilary Devries on behalf of Woodstock Road Homeowners Coalition, Appellant.

MOTION

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

Demolition of an existing 2,642 square foot single-family dwelling and the construction of a new two story, 4,994 square foot of Residential Floor Area, single-family dwelling on a 61,733 square foot site, which consists of seven lots. The project also includes a 1,479 square-foot basement, a 400 square-foot detached garage, covered patios, and a new pool.

1. **Find**, pursuant to CEQA Guidelines Section 15061, after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2013-1736-MND-REC3, as circulated on March 17, 2017 ("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 **Adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;

2. **Deny** the appeal and **sustain** the November 1, 2019, Zoning Administrator's determination pursuant to Section 12.24 X.28 of the Los Angeles Municipal Code to:
 - a. **Partially approve** the construction of a new single-family dwelling fronting on a Substandard Hillside Limited Street without providing a minimum 20-foot wide roadway adjacent to the property as required by LAMC Section 12.21 C.10(i)(2); and
 - b. Authorize the construction of a new single-family dwelling fronting on a Substandard Hillside Limited Street without providing a minimum 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area as required by LAMC Section 12.21 C.10(i)(3);
3. **Approve**, pursuant to Sections 11.5.7 C and 16.50, and Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), and based on the recommendation of the Mulholland Design Review Board, a Project Permit Compliance and Design Review for the demolition of an existing 2,642 square foot single family dwelling and the construction of a new two-story, 5,000 square foot (Residential Floor Area) single family dwelling on a 61,733 square foot site, which consists of seven lots. The project also includes a 1,400 square foot basement, a 400 square foot detached garage, covered patios, and a new pool. The project has a maximum height of 25 feet and includes a total hardscape area of 792 square feet. The project does not propose to remove any protected trees, and includes 989 cubic yards of cut, 127 cubic yards of fill, 862 cubic yards of export, and no import with conditions; and
4. **Adopt** the Conditions of Approval and Findings of the Zoning Administrator.

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, Commissioner President Dierking adjourned the meeting at 6:34 p.m.

ADOPTED
CITY OF LOS ANGELES

JAN 23 2020

CITY PLANNING DEPARTMENT
COMMISSION OFFICE


Mark Dierking, President
South Valley Area Planning Commission


Etta Armstrong, Commission Executive Assistant I
South Valley Area Planning Commission