

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, May 14, 2015
Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard, First Floor Meeting Room
Van Nuys, California 91401

MINUTES OF SOUTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President, Steve Cochran at 4:37 p.m.

Commissioners present: Mark Dierking, Janny H. Kim, Lydia Drew Mather, and Steve Cochran.

Commissioner absent: Rebecca Beatty.

1. DEPARTMENTAL REPORT - ITEMS OF INTEREST

Nothing to report.

2. COMMISSION BUSINESS

A. Advance Calendar – Commissioner Cochran will be absent on the meeting of June 25, 2015.

B. Commission requests – No requests at this time.

C. Minutes of Meeting – April 23, 2015

MOTION: To approve the meeting minutes of April 23, 2015

Moved: Commissioner Dierking

Seconded: Commissioner Mather

Ayes: Commissioner Cochran

Absent: Commissioner Beatty

Vote: 3 - 0

3. ZA-2013-0664-ZAA-1A

CEQA: ENV-2013-0665-CE

Plan: Hollywood

Council District: 4 - LaBonge

Location: 8145 W. Willow Glen Road

Expiration Date: 5/14/15 Ext.

Appeal Status: Not further appealable
to City Council

Continued from July 10, 2014, September 11, 2014, October 23, 2014, December 11, 2014, and March 12, 2015

PUBLIC HEARING

Requested Action:

AN APPEAL of the Zoning Administrator's decision pursuant to the provisions of Section 12.28 of the Los Angeles Municipal Code, to approve a Zoning Administrator's Adjustment from Section 12.07.01-C,4 of the Municipal Code granting a reduced lot area of 9,959 square feet in lieu of the 11,000 square feet otherwise required in the RE11-1 Zone for Lot "2"; and ,reduced lot width of approximately 59 feet 3 inches for Lot "1" and 47 feet 2 inches for Lot "2" in lieu of the otherwise permitted lot width of 70 feet in the RE11-1 Zone, and the decision to adopt the action of the lead agency in issuing a Categorical Exemption (ENV-2013-0665-CE) as the environmental clearance for this action.

Applicant: Michael Bykov
Representative: Gregory Mazler

Appellant: Paul Edelman, Deputy Director for Natural Resources and Planning
(Santa Monica Mountains Conservancy)

Recommended Actions:

1. **Adopt** the Findings of the Zoning Administrator.
2. **Deny** the appeal.
3. **Sustain** the decision of the Zoning Administrator and approve:
 - a. Zoning Administrator's Adjustment from Section 12.07.01-C,4 granting a reduced lot area of 9,959 square feet in lieu of the 11,000 square feet otherwise required in the RE11-1 Zone for Lot "2"; and , reduced lot width of approximately 59 feet 3 inches for Lot "1" and 47 feet 2 inches for Lot "2" in lieu of the otherwise permitted lot width of 70 feet in the RE11-1 Zone.
4. **Adopt** the action of the Lead Agency in issuing a Categorical Exemption ENV 2013-0665-CE as the environmental clearance for this action.

Staff: R. Nicolas Brown (818) 374-5069

DISCUSSION:

The Planning staff spoke on behalf Nicolas Brown, the Zoning Administrator for this project who has recently retired. He stated that the status of the appeal may have changed and asked to hear from the applicant's and the appellant's representatives. A representative from the appellant read a statement dated May 14, 2015 withdrawing their appeal. Then the applicant's representative indicated that this case was moved several times because they were working with the appellant and were able to reach an agreement. The Commission asked questions and staff confirmed that the private settlement between the applicant and the appellant did not change the Zoning Administrator's determination.

MOTION:

To deny the appeal and sustain the findings of the Zoning Administrator.

Moved: Commissioner Kim
Seconded: Commissioner Dierking
Ayes: Commissioner Mather and Cochran
Absent: Commissioner Beatty

Vote: 4 - 0

Continued from July 10, 2014, September 11, 2014, October 23, 2014, December 11, 2014, and March 12, 2015

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Moved: Commissioner Kim
Seconded: Commissioner Dierking
Ayes: Commissioner Mather and Cochran
Absent: Commissioner Beatty

Vote: 4 - 0

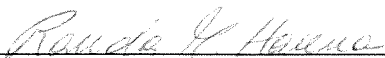
4. **PUBLIC COMMENT PERIOD**

There were no public speakers.

There being no further business to come before the South Valley Area Planning Commission.
The meeting adjourned at 4:50 p.m.



Commissioner Steve Cochran, President



Randa M. Hanna, Commission Executive Assistant

Adopted: 5/28/15