

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
November 8, 2018
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. 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 4:42 p.m. with Commissioners Mather, Beatty, Bishop and Menedjian present. Commissioner Dierking arrived at 4:45 p.m.

Also present were David Olivo, 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

David Olivo, Senior City Planner presented a brief update on the status of the South East Valley Community Plan Update

Advanced Calendar:

Commissioner Beatty announced she would not be attending the South Valley Area Planning Commission Meeting of December 13, 2018.

Commission Requests:

There were no requests made by the Commission.

Approval of the Minutes – Commissioner Dierking announced that he had listened to the audio file of the August 9, 2018, Commission meeting. Commissioner Bishop moved to approve the minutes of August 9, 2018 and October 25, 2018. Commissioner Beatty seconded the motion and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations given by any Neighborhood Council representatives.

ITEM NO. 3

PUBLIC COMMENT

No members of the public requested to address the Commission.

ITEM NO. 4

RECONSIDERATION

There were no items to be reconsidered under Items 4a and 4b.

President Mather took Item No. 6 out of order.

ITEM NO. 6

[DIR-2018-2616-SPP-1A](#)

CEQA: ENV-2018-2617-CE

Plan Area: North Hollywood – Valley Village

Council District: 2 - Krekorian

Last Day to Act: 11-21-18

PUBLIC HEARING HELD

PROJECT SITE: 11752 West Kling Street

IN ATTENDANCE:

Sarah Hounsell, City Planner, representing the Department; R. David Dijulio of the DiJulio Law Group, representing applicant.

MOTION

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

Addition of 1,305 square-feet and remodeling to an existing 800 square-foot single-family dwelling with a 389 square-foot garage. The project also includes the enclosure of the existing carport to create a two car garage, on a 7,950 square-foot lot

1. Determine, based on the whole of the administrative record, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, and Article III, Section 1, and Class 3 and Category 1 of the City of Los Angeles CEQA

- Guidelines, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies; and
2. Grant the appeal in part and deny the appeal in part;
 3. Sustain the Planning Director's determination to approve with Conditions, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code and Section 3 of the Valley Village Specific Plan, a Project Permit Compliance Review for the Project;
 4. Adopt the Conditions of Approval as modified by the Commission to allow for a revised "Exhibit A" showing design feature changes only; and
 5. Adopt the findings by the Planning Director.

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

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 5

[DIR-2017-2685-SPP-1A](#)

CEQA: ENV-2017-2686-MND

Plan Area: North Hollywood – Valley Village

Council District: 2 - Krekorian

Last Day to Act: 11-21-18

PUBLIC HEARING HELD

PROJECT SITE: 5150 North Beeman Avenue

IN ATTENDANCE:

Sarah Hounsell, City Planner, representing the Department; Glenn R. Gatien, appellant; Niv Shmneli, applicant; Dale Liebowitz, Chair, Planning and Land Use Committee for the Valley Village Neighborhood Council (VVNC); Anthony Braswell, President, VVNC.

MOTION

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

Construction of a New 3,935 square-foot, two-story dwelling with a 361 square-foot garage and 199 square-foot recreation room on an 8,755 square-foot lot.

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-2017-2686-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; found, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; found, the mitigation measures have been made enforceable conditions on the project; and adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Grant the appeal in part, and deny the appeal in part;

3. Sustain the Planning Director's determination to conditionally approve, pursuant to Section 11 .5. 7 C of the Los Angeles Municipal Code and Section 3 of the Valley Village Specific Plan, a Project Permit Compliance for the Project;
4. Adopt the Conditions of Approval as modified by the Commission; and
5. Adopt findings as amended by the Commission.

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

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

Vote: 5 – 0

MOTION PASSED

There being no further business to come before the South Valley Area Planning Commission, the meeting adjourned at 6:22 p.m.



Lydia Drew Mather, Commission President
South Valley Area Planning Commission



Rocky Wiles, Commission Office Manager
South Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

DEC 13 2018

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**