

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, May 28, 2020
(Via Teleconference)

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.

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID19, the City Planning Commission meeting was conducted entirely telephonically.

The meeting was called to order by Commission President Mark Dierking at 4:32 p.m. with, Vice-President Lydia Drew Mather and Commissioner Anna Menedjian present. Commissioner Raymond Bishop joined at 4:37 p.m. Commissioner Rebecca Beatty was absent.

Also present were Claudia Rodriguez, Senior City Planner representing the Director of Planning, Kimberly Huangfu, Deputy City Attorney, James Williams, Commission Executive Assistant II; Diego Vazquez and Denise Otero Commission Office staff.

ITEM NO. 1

DEPARTMENTAL REPORT AND COMMISSION BUSINESS

- **Director’s Report:**

Claudia Rodriguez, Senior City Planner, reported on the following:

- Claudia Rodriguez recently promoted to Senior City Planner and will assist the Commission. She is sharing the duties with David Olivo, Senior City Planner.

- **Advance Calendar:** There were no changes to the calendar.

- **Commission Requests:** There were no requests from the Commission.

- **Approval of the Minutes:**

Motion:

Commissioner Mather moved to approve the minutes of April 23, 2020. The motion was seconded by Commissioner Menedjian and the vote proceeded as follows:

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

Vote: 3 – 0

Motion Passed

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 3

GENERAL PUBLIC COMMENT

Three speakers addressed the Commission.

ITEM NO. 4

RECONSIDERATIONS

Commissioner Menedjian made a motion to reconsider Planning case no. ZA-2018-1231-CUW-1A. Commissioner Bishop seconded the motion but was disqualified by his recusal from the initial hearings regarding the case. Without a qualifying second, the motion failed.

Item number 5 and Item number 6 were heard concurrently as they are related projects.

ITEM NO. 5

[DIR-2018-328-DRB-SPP-MSP-1A](#)

CEQA: ENV-2018-329-CE

Plan Area: Bel Air-Beverly Crest

Council District: 4 – Ryu

Last Day to Act: 5-30-20

PUBLIC HEARING HELD

PROJECT SITE: 2545 Bowmont Drive (Lot 1)

IN ATTENDANCE:

Lizzi Beduya, Planning Assistant; Valentina Knox Jones, City Planner, Blake Lamb, Principal City Planner, Bennett Silverman, Appellant; Ellia Thompson, Ervin, Cohen and Jessup LLP and Ignacio Rodriguez, Engineer Representatives for the Applicant; and Emma Howard, Planning Director, Council District 4

MOTION

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

Construction of a new 6,705 square-foot (Residential Floor Area) single-family dwelling, which includes a 680 square-foot three-car garage. The project includes 7,320 square feet of hardscape for the 41,307 square-foot vacant lot. The project also includes two retaining walls and a pool. The project is a maximum height of 25 feet. The project proposes 2,158 cubic yards of cut grading, 1,370 cubic yards of fill grading and 788 cubic yards of export grading. No protected trees are proposed for removal.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15303, Class 3 and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny the appeal in part, grant the appeal in part and sustain the November 18, 2019 Director's Determination;
3. Approve with Conditions, pursuant to Section 11.5.7 C and 16.50 of the Los Angeles Municipal Code, and Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), a Project Permit Compliance and Design Review for the Proposed Project;
4. Adopt the Modified Conditions of Approval, including a technical modification; and
5. Adopt the Findings.

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

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

Vote: 4 – 0

Motion Passed

ITEM NO. 6

DIR-2018-322-DRB-SPP-MSP-1A

CEQA: ENV-2018-323-CE
Plan Area: Bel Air-Beverly Crest

Council District: 4 – Ryu
Last Day to Act: 5-30-20

PUBLIC HEARING HELD

PROJECT SITE: 2545 Bowmont Drive (Lot 2)

IN ATTENDANCE:

Lizzi Beduya, Planning Assistant; Valentina Knox Jones, City Planner, Blake Lamb, Principal City Planner, Bennett Silverman, Appellant; Ellia Thompson, Ervin, Cohen and Jessup LLP and Ignacio Rodriguez, Engineer Representatives for the Applicant; and Emma Howard, Planning Director, Council District 4

MOTION

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

Demolition of an existing 2,388 square-foot single family dwelling and construction of a new single family dwelling with a maximum square footage of 7,400 square feet of Gross Floor Area, which includes all habitable space. The project includes a 480 square-foot garage. The project is a maximum height of 25 feet. The project also includes one 6 foot high retaining wall, one 10 foot high retaining wall, and two pools. The project includes 14,194 square feet of hardscape for the 123,752 square-foot lot. Note: Lot 2, as originally approved by the Director, was to have a lot area of 57,632 square feet in size. The applicant has submitted revised plans to eliminate Lot 3 (Case No. DIR-2018-325-DRB-SPP-MSP) and to expand the lot area of Lot

2 from 57,632 square feet to 123,752 square feet in size. The project does not propose the removal of any protected trees. The project proposes 1,227 cubic yards of cut grading, 1,176 cubic yards of fill grading and 50 cubic yards of export grading.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Article 19, Section 15303, Class 3, and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Deny the appeal, grant the appeal in part and sustain the November 18, 2019 Director's Determination;
3. Approve, pursuant to Section 11.5.7 C and 16.50 of the Los Angeles Municipal Code, and Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943, a Project Permit Compliance and Design Review for the Proposed Project;
4. Adopt the Modified Conditions of Approval including a technical modification; and
5. Adopt the Findings.

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

ITEM NO. 7

DIR-2018-3394-SPP-1A

CEQA: ENV-2008-3471-EIR

Plan Area: Canoga Park-Winnetka-Woodland Hills-West Hills

Council District: 3 – Blumenfield

Last Day to Act: 5-30-20

PUBLIC HEARING HELD

PROJECT SITE: 6366-6410 Canoga Avenue

IN ATTENDANCE:

Alycia Witzling, Planning Assistant; Tim Fargo, City Planner; Mitchell Tsai, Mitchell M. Tsai, Attorney at Law, P.C. Representative for the Appellant; Brad Rosenheim, Rosenheim & Associates, Inc. Representative for the Applicant

MOTION

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

Demolition of approximately 3,750 square feet of office floor area of an existing 141,303 square-foot office building, as well as the demolition of a two-level parking garage and surface parking, and the development of an approximately 743,456 square-foot high-rise, mixed-use building, 435 feet in height, including 650 dwelling units, with a total of 671,510 square feet of Residential Floor Area and 71,946 square feet of Non-Residential Floor Area. The Project includes additions of 4,759 square feet of restaurant / retail floor area

and 10,307 square feet of office floor area to the existing office building on a 204,278 square-foot lot. The Project in total will include a net increase of 83,262 square feet of Non-Residential floor area. The Project includes 1,206 automobile parking spaces that involve 12 surface/ at-grade parking spaces; 80 parking spaces in the basement level and ground floor level of the high-rise, mixed-use building; and 1,114 parking spaces distributed between four above-grade floors using an automated parking system (including six levels of automated parking) in the high-rise, mixed-use building. The Project also includes 365 bicycle parking spaces. The project proposes building in a single phase.

1. Determine, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to Government Code Section 65457 and Found that none of the circumstances in Public Resources Code Section 21166 have occurred that would require a supplemental EIR be prepared prior to approval of the Project;
2. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Public Resources Code Section 21155.4; Found that the Project is a mixed-use development within a transit priority area, implements and is consistent with the applicable specific plan for which an environmental impact report has been certified (Warner Center 2035 Specific Plan Programmatic EIR, ENV-2008-3471-EIR and SCH No. 1990011055, referred to as "WC Specific Plan PEIR"), and is consistent with the general use designation, density, building intensity and applicable policies specific for the Project area as a part of a sustainable communities strategy; adopted the associated Mitigation Monitoring Program; and Found none of the events specified in Section 21166 have occurred and therefore no further environmental review shall be conducted;
3. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, that the Project is within the scope of the WC Specific Plan PEIR (ENV-2008-3471-EIR, SCH No. 1990011055), pursuant to CEQA Guidelines Sections 15168 and 15162; the environmental effects of the Project are covered in the Program EIR and no new environmental effects not identified in the Program EIR will occur, and no new mitigation is required; and the City has incorporated all feasible mitigation measure from the WC Specific Plan PEIR on the Project;
4. Grant the Applicant's appeal in part, deny the appeal in part and sustain the Planning Director's January 2, 2020 determination;
5. Approve, pursuant to the Warner Center 2035 Specific Plan and Section 11.5.7 C of the Los Angeles Municipal Code and Section 5.3.3 of the Warner Center 2035 Plan (Ordinance No. 182,766), a Project Permit Compliance for the proposed Project;
6. Adopt the Modified Conditions of Approval; and
7. Adopt the Findings.

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

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

Vote: 4 – 0

Motion Passed

Commissioner Dierking moved to deny the appeal of the Southwest Regional Council of Carpenters.

Commissioner Mather seconded the motion and the vote proceeded as follows:

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

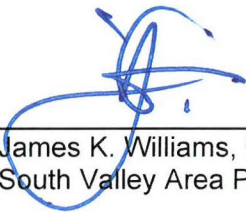
Vote: 4 – 0

Motion Passed

There being no further business to come before the South Valley Area Planning Commission, Commissioner Dierking adjourned the meeting at 7:31 p.m.

Mark Dierking (Electronic Signature)

Mark Dierking, President
South Valley Area Planning Commission



James K. Williams, Commission Executive Assistant II
South Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

AUG 13 2020
CITY PLANNING DEPARTMENT
COMMISSION OFFICE