

**OFFICIAL**  
CITY OF LOS ANGELES  
South Valley Area Planning Commission Minutes  
Thursday, September 10, 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](http://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 at 4:33 p.m. by Commission President Mark Dierking with Commissioners Lydia Mather, Raymond Bishop and Anna Menedjian present. Commissioner Rebecca Beatty was absent.

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

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**ITEM NO. 1**

**DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- **Director's Report:**  
Claudia Rodriguez, Senior City Planner, reported on the following:
  - Participating in the 2020 Census.
- **Advance Calendar:** There were no requests from the Commission.
- **Commission Requests:** There were no request from the Commission.
- **Approval of the Minutes:** The minutes were continued to the next meeting.

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**ITEM NO. 2**

**NEIGHBORHOOD COUNCIL**

There were no presentations by Neighborhood Council representatives.

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**ITEM NO. 3**

**GENERAL PUBLIC COMMENT**

No speakers addressed the Commission.

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## ITEM NO. 4

### RECONSIDERATIONS

There were no requests for reconsideration.

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## ITEM NO. 5

### [APCSV-2018-4977-ZC](#)

CEQA: ENV-2018-4980-CE

Plan Area: Reseda – West Van Nuys

Council District: 3 - Blumenfield

Last Day to Act: 9-30-20

### PUBLIC HEARING HELD

**PROJECT SITE:** 7329, 7331 North Kelvin Avenue

### IN ATTENDANCE VIA TELECONFERENCE:

Tracy Williams, City Planning Associate, Valentina Knox-Jones, City Planner

### MOTION

Commissioner Mather took the actions below in conjunction with the approval of the following project:

Demolition of an existing, 450 square-foot single-family dwelling with attached garage, and the construction, use, and maintenance of three small lot single-family dwellings with attached two car garages. Each dwelling will be two-stories and approximately 33-feet in height and will vary between 2,373 to 2,771 square feet in area. Parcel A fronts on Kelvin Avenue and consists of approximately 6,190 square feet of lot area; Parcel B and C are 6,068 square feet and 5,210 square feet of lot area, respectively. All three parcels are accessed from a common access easement (for vehicular and pedestrian access), which is located along the southern portion of the property and consist of a driveway and pedestrian walkway. The project proposes the removal of one protected tree and 13 non-protected trees. The project proposes 1,750 cubic yards of grading, all of which is to be recompacted on the site.

1. Determine that based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines Sections 15303 and 15315, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve and recommend that the City Council adopt, pursuant to Section 12.32 of the Los Angeles Municipal Code, a Zone Change from RA-1 to (T)(Q)RD5-1 Zone;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

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

**Vote: 4 – 0**

**Motion Passed**

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Commissioner Mather left the meeting at 5:33 p.m. due to a personal emergency.

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**ITEM NO. 6**

**DIR-2018-2713-SPP-1A**

CEQA: ENV-2008-3471-EIR

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

Council District: 3 – Blumenfield

Last Day to Act: 9-19-20

**PUBLIC HEARING HELD**

**PROJECT SITE:** 21300-21320 Califa Street

**IN ATTENDANCE VIA TELECONFERENCE:**

Delia Arriaga, Planning Assistant, Tim Fargo, City Planner; Blake Lamb Principal City Planner; Sharon Shawn Evenheim, California Home Builders, Applicant; Mitchell Tsai, Attorney representing the Appellant Southwest Regional Council of Carpenters; Elizabeth Ene, Senior Planning Deputy representing Council District 3

**MOTION**

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

Demolition of a 40,965 square-foot one story office building on a 93,839 square-foot lot after dedications and the construction of a two-phase, two-building project totaling 422,262 square feet. Phase 1 includes the construction of a new 230,029 square-foot, mixed-use, seven-story building which measures 85 feet and six inches in height. The building is comprised of 210,988 square feet of Residential Floor Area, a maximum 194 dwelling units and includes 2,512 square feet divided among four Work-Live Units. Phase 1 also includes 19,041 square feet of Non-Residential Floor Area comprised of a maximum of eight hotel units, 1,764 square feet divided among four Work-Live Offices, 3,545 square-foot lobby and leasing office, a 1,743 square-foot café, a 1,744 square-foot commercial retail space, a 4,237 square-foot fitness center, and a 275 square-foot dog spa. Phase 1 provides three levels of parking, one of which is subterranean, and will provide 288 residential parking spaces and 30 non-residential parking spaces, totaling a maximum of 317 parking spaces. Phase 1 also includes a sign program. Phase 2 includes a 22-story, 192,233 square-foot, and 327-foot in height office building (Commercial Tower Building) with a lobby on the ground floor. The Phase 2 building also includes four levels of parking, two of which are subterranean, totaling a maximum of 234 vehicle parking spaces.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Public Resources Code Section 21155.4; Find that the Project is a mixed-use development that 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; adopt the associated Mitigation Monitoring Program; and Find none of the events specified in Section 21166 have occurred and therefore no further environmental review shall be conducted; and
2. 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;
3. Deny the appeal and sustained the Director's Determination dated June 18, 2020;
  4. Approved, pursuant to the Warner Center 2035 Specific Plan and Section 11.5.7.C.6 of the Los Angeles Municipal Code, a Project Permit Compliance for the proposed Project;
  5. Adopt the Conditions of Approval with Staff's technical modifications; and
  6. Adopt the Findings.

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

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

**Vote: 3 – 0**

**Motion Passed**

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There being no further business to come before the South Valley Area Planning Commission, Commissioner Dierking adjourned the meeting at 6:08 p.m.

**ADOPTED**

CITY OF LOS ANGELES

MAR 11 2021

CITY PLANNING DEPARTMENT  
COMMISSION OFFICE

*Mark Dierking*

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Mark Dierking, President  
South Valley Area Planning Commission

*James Williams*

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