

OFFICIAL
CITY OF LOS ANGELES
South Valley Area Planning Commission Minutes
Thursday, September 23, 2021
(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 accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the South Valley Area Planning Commission’s September 23, 2021 meeting was conducted via telephone and/or videoconferencing.

The meeting was called to order at 4:33 p.m. by Commission President Dierking with Commissioners Mather and Morden Kichaven present. Commissioner Torres was absent.

Also present were David Olivo, Senior City Planner representing the Department, Kimberly Huangfu, Deputy City Attorney, Etta Armstrong, Commission Executive Assistant I and Diego Vazquez, Administrative Clerk.

ITEM NO. 1

DEPARTMENTAL REPORT AND COMMISSION BUSINESS

- **Director’s Report**, David Olivo, Senior City Planner, had no report.
- Kimberly Huangfu, Deputy City Attorney, had no report.
- **Advance Calendar**: There were no changes made to the Advance Calendar.
- **Commission Requests**: There were no requests from the Commission.
- **Approval of the Minutes**: Commissioner Mather moved to approve the minutes of August 26, 2021. The motion was seconded by Commissioner Morden Kichaven and the vote proceeded as follows:

Moved: Mather
Second: Morden Kichaven
Ayes: Dierking
Absent: Torres

Vote: 3 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL

There were no presentations by Neighborhood Council representatives.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No speakers addressed the Commission.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsideration.

ITEM NO. 5

ZA-2020-1261-ZV-ZAD-1A

CEQA: ENV-2016-2452-CE

Plan Area: Encino – Sherman Oaks – Studio City –
Toluca Lake – Cahuenga Pass

Council District: 4 – Raman

** Last Day to Act: 10-11-21

PUBLIC HEARING HELD

PROJECT SITE: 3076 Beckman Road; 2983 Passmore Drive

IN ATTENDANCE VIA TELECONFERENCE:

Charlie Rausch, Associate Zoning Administrator representing the Department ; Sanjeev Singhi and Shilpa Singhi representing the Appellant; Sevana Maillian-Medzoyan representing the Applicant.

MOTION

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

Construction, use, and maintenance of a new, 3,640 square-foot, three-story, single-family dwelling with a detached, two-car, 321 square-foot garage, 503 square-feet of covered balcony space, and 1,420 square feet of hardscape, on a vacant lot fronting a Substandard Hillside Limited Street. The Project would result in 4,464 square feet of Residential Floor Area and include a maximum height of 30 feet.

1. **Determine** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Sections 15303, Class 3 and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2, applies;
2. **Deny** the appeal and **sustain** the Zoning Administrator's determination dated July 9, 2021;
3. **Approve**, pursuant to Charter Section 562 and Section 12.27 B of the Los Angeles Municipal Code (LAMC), a Zone Variance from Section 12.21 C.10(d)(5), to permit the construction, use, and maintenance of a new single-family dwelling to exceed the 24-foot maximum height limitation within 20 feet of the front lot line for a structure on a Substandard Hillside Limited Street;
4. **Approve**, pursuant to LAMC Section 12.24 X.28, a Zoning Administrator's Determination:

- a. Authorizing the construction of a new 4,464 square-foot, three story, 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);
 - b. Authorizing the construction of a new 4,464 square-foot, three story, 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);
5. **Adopt** the Conditions of Approval; and
 6. **Adopt** the Findings.

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

Moved: Morden Kichaven
Second: Mather
Ayes: Dierking
Absent: Torres

Vote: 3 - 0

MOTION PASSED

There being no further business to come before the South Valley Area Planning Commission, Commission President Dierking adjourned the meeting at 5:14 p.m.

Mark Dierking

Mark Dierking, President
South Valley Area Planning Commission

Etta Armstrong

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

ADOPTED
CITY OF LOS ANGELES

DEC 09 2021

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**