

SOUTH VALLEY AREA PLANNING COMMISSION
OFFICIAL MINUTES
TUESDAY, MAY 26, 2022
(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 May 26, 2022 meeting was conducted via telephone and/or videoconferencing.

Commission President Dierking called the meeting to order at 4:34 p.m. with Commission Vice President Lydia Drew Mather, and Commissioners Vanessa Barraza and Lisa Karadjian in attendance.

Commissioner Ilyanne Morden Kichaven was not in attendance.

Also present were David Olivo, Senior City Planner representing the Planning Department; Kimberly Huangfu, Deputy City Attorney; Alice Inawat, Commission Executive Assistant; and Diego Vazquez, Administrative Clerk.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Motion Required. Pursuant to Government Code Sections 54953(e)(1)(B)-(C), and (e)(3)(A) and (e)(3)(B)(i), a determination that the COVID-19 State of Emergency continues to directly impact the ability of members to meet safely in person and possible Commission action.

MOTION:

Commissioner Karadjian moved to adopt the resolution under which the Commission finds that holding meetings in person would present imminent risks to the health or safety of attendees due to the COVID-19 pandemic. Commissioner Barraza seconded the motion and the vote proceeded as follows:

Moved: Karadjian
Second: Barraza
Ayes: Mather, Dierking
Absent: Morden Kichaven

Vote: 4 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- David Olivo, Senior City Planner, on behalf of the Director of Planning, had no report.
- Kimberly Huangfu, Deputy City Attorney, had no report.
- The Commission had no requests.
- Commissioner Karadjian moved to approve the Meeting Minutes of May 12, 2022. Commissioner Barraza seconded the motion and the vote proceeded as follows:

Moved: Karadjian
Seconded: Barraza
Ayes: Dierking
Abstain: Mather
Absent: Morden Kichaven

Vote: 3 – 0 – 1

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 5

RECONSIDERATIONS

There were no requests for reconsideration.

ITEM NO. 6

ZA-2019-4079-ZAD-DRB-SPP-MSP-1A

CEQA: ENV-2019-4080-CE

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

Council District: 3 – Blumenfield

Last Day to Act: 05-26-22

PUBLIC HEARING HELD

PROJECT SITE: 4621 Saltillo Street

IN ATTENDANCE VIA TELECONFERENCE:

Charles J. Rausch, Associate Zoning Administrator, representing the Department; Noah Beery, Appellant; Emiliano Ochoa, Solid Space Design, Inc., representing the Applicant; and Byron Valencia, Ivy Green Construction, Inc., Applicant.

MOTION:

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

Construction of a new, two-story, single-family dwelling with a 1,303 square-foot basement (including a 482 square-foot ADU) and a 578 square-foot, four-car garage. The structure includes 2,368 square feet of Residential Floor Area on an approximately 5,162 square-foot lot. Also included is a swimming pool and four new retaining walls with a maximum height of 10 feet. The proposed structure has a maximum envelope height of 25 feet.

1. Determine, based on the whole of the administrative record, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Class 3 and that there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, hazardous waste sites or historic resources applies;
2. Deny the appeal and sustain the Zoning Administrator's Determination dated February 24, 2022;
3. Approve, pursuant to Section 12.24 X.28 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's Determination to permit the construction of a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street without providing a 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 12.21C.10(i)(3);
4. Deny, pursuant to LAMC Section 12.24 X.28, a Zoning Administrator's Determination to permit the construction of a new 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);
5. Approve, pursuant to LAMC Section 12.24 X.28, a Zoning Administrator's Determination to permit the construction of a new single-family dwelling fronting on a Substandard Hillside Limited Street while providing a maximum 2.5-foot widening of the roadway measured from the center line of Saltillo Street adjacent to the property;
6. Deny, pursuant to LAMC Section 12.24 X.26, a Zoning Administrator's Determination to permit the construction of a new single-family dwelling with four retaining walls on site, in lieu of the maximum of two retaining walls allowed per LAMC 12.21 C.8;
7. Approve, pursuant to LAMC Section 12.24 X.26, a Zoning Administrator's Determination to permit the construction of a new single-family dwelling with three retaining walls on site, in lieu of the maximum of two retaining walls allowed per LAMC 12.21-C.8;
8. Approve, pursuant to LAMC Section 11.5.7 C and 16.50, and Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), and based upon the recommendation of the Mulholland

Design Review Board, construction of a new, two-story, single-family dwelling with a 1,303 square-foot basement (including a 482 square-foot Accessory Dwelling Unit [ADU]) and a 578 square-foot, four-car garage. The structure shall include a maximum of 2,368 square feet of Residential Floor Area on an approximately 5,162 square-foot lot. Also requested is a swimming pool and four (three approved) new retaining walls with a maximum height of ten feet. The proposed structures has a maximum envelope height of 25 feet;

9. Approve, pursuant to LAMC Sections 11.5.7 C, and Section 2 of the Girard Tract Specific Plan (Ordinance No. 170,774), a Project Permit Compliance for the construction of a new, two-story, single-family dwelling with a 1,303 square-foot basement (including a 482 square-foot Accessory Dwelling Unit [ADU]) and a 578 square-foot, four-car garage. The structure shall include a maximum of 2,368 square feet of Residential Floor Area on an approximately 5,162 square-foot lot. Also requested is a swimming pool and four (three approved) new retaining walls with a maximum height of ten feet. The proposed structure has a maximum envelope height of 25 feet;
10. Adopt the Conditions of Approval; and
11. Adopt the Findings.

The motion was seconded by Commissioner Barraza and the vote proceeded as follows:

Moved: Dierking
Second: Barraza
Ayes: Karadjian
Nays: Mather
Absent: Morden Kichaven

Vote: 3 – 1

MOTION PASSED

There being no further business to come before the South Valley Area Planning Commission, Commission President Dierking adjourned the meeting at 6:05 p.m.

Mark Dierking (Electronic Signature)

Mark Dierking, President
South Valley Area Planning Commission

Alice Inawat (Electronic Signature)

Alice Inawat, Commission Executive Assistant
South Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

JUN 23 2022

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**