SOUTH VALLEY AREA PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, FEBRUARY 24, 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 February 24, 2022 meeting was conducted via telephone and/or videoconferencing.

The meeting was called to order at 4:30 p.m. by Commission President Dierking with Commissioners, Morden Kichaven and Mather present. Commissioner Karadjian was not present.

Also present were Claudia Rodriguez, 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

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 Mather 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 Morden Kichaven seconded the motion and the vote proceeded as follows:

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- **Deputy City Attorney Report:** Deputy City Attorney Kimberly Huangfu, had no report.
- **Senior City Planner Report:** Senior City Planner Claudia Rodriguez, had no report
- **Approval of the Minutes:** The minutes of February 10, 2022 were postponed until the next meeting.
- **Advance Calendar:** There were no changes made to the Advance Calendar.
- **Commission Requests**: There were no requests made by the Commission.

ITEM NO. 3

NEIGHBORHOOD COUNCIL
There were no presentations by Neighborhood Council representatives.

ITEM NO. 4

GENERAL PUBLIC COMMENT
No speaker addressed the Commission.

ITEM NO. 5

RECONSIDERATIONS
There were no requests for reconsideration.

ITEM NO. 6

APCSV-2018-2801-SPE-ZV-SPP-SPR Council District: 4 – Raman
CEQA: ENV-2018-2802-MND Last Day to Act: 02/24/2022
Plan Area: Encino - Tarzana

PUBLIC HEARING HELD

PROJECT SITE: 15481 – 15491 Ventura Boulevard

IN ATTENDANCE VIA TELECONFERENCE:
Andrew Jorgensen, City Planner, representing the Department; Heather Waldstein, Rosenheim and Associates, representing the Applicant.

MOTION:
Commissioner Dierking put forth the actions below in conjunction with the approval of the following Project, with modifications, as stated on the record:

Demolition and removal of the existing one and two-story motel complex (70 guest rooms and approximately 31,472 square feet of Floor Area), ancillary retail space and the associated surface parking lot for the construction, use and maintenance of an approximately 78,962 square-foot hotel with 159 guest rooms, built to a maximum height of 75 feet with six stories. Off-street parking will be provided by a combination of surface parking on the R-3 portion, at grade parking beneath the building and on a subterranean parking level, with a total of 164 valet vehicle parking spaces, 16 short-term bicycle spaces, and 156 long-term bicycle spaces. The Subject Property is composed of two dual-zoned lots in the C4-1L and R3-1 zones, and located within the Ventura Cahuenga Boulevard Corridor Specific Plan, Regional Commercial Designated Area.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, ENV-2018-2802-MND, as circulated on April 29, 2021 ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration, there is no substantial evidence that the project will have a significant effect on the environment; Find, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find, the mitigation measures have been made enforceable conditions on the project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve with conditions, pursuant to Section 11.5.7 F of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception to allow a Floor Area Ratio of 1.84 in lieu of the permitted 1.25 FAR to allow for the development of a 78,962 square foot hotel building on a dual zoned lot with a combined lot area of 42,928 square feet;
3. Approve, pursuant to LAMC Section 12.27, a Zone Variance to allow for private parking of vehicles for the hotel use on the same lot as the hotel within the R3-1 Zone and to permit an accessory use in a more restrictive zone than that required for the main building/use on a dual zoned lot;
4. Approve, pursuant to LAMC Section 11.5.7 C, a Specific Plan Project Permit Compliance Review to allow the construction, use, and maintenance of an approximately 78,962 square-foot hotel with 159 guest rooms, built to a maximum height of 75 feet with six stories;
5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a development project consisting of an increase of 50 or more net new guest rooms;
6. Adopt the Modified Conditions of Approval; and
7. Adopt the Findings.

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

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

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 5:26 p.m.

Mark Dierking (Electronic Signature)

Mark Dierking, President
South Valley Area Planning Commission

Alice Inawat (Electronic Signature on behalf of)

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

ADOPTED
CITY OF LOS ANGELES
OCT 13 2022
CITY PLANNING DEPARTMENT
COMMISSION OFFICE