

SOUTH VALLEY AREA PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, APRIL 14, 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 April 14, 2022 meeting was conducted via telephone and/or videoconferencing.

The meeting was called to order at 4:32 p.m. by Commission President Dierking with Commissioners Barraza and Mather present. Commissioners Karadjian and Morden Kichaven were absent.

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 COVID-19 State of Emergency continues to directly impact the ability of members to meet safely in person and possible Commission action.

MOTION:

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

Vote: 3 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- **Senior City Planner Report:** Senior City Planner Claudia Rodriguez had the following report:

- The City Planning Department is slowly opening some of our customer services at our public counters at Figueroa Plaza starting next week April 25th and we will resume some in person services. Information can be found on our website. Members of the public are recommended to visit our DSC website for more information on how to make an appointment.
- **Deputy City Attorney Report:** Deputy City Attorney Kimberly Huangfu had no report.
- **Advance Calendar:** Commissioner Dierking announced he will not be attending the April 28, 2022 Commission meeting.
- **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

One speaker addressed the Commission.

ITEM NO. 5

RECONSIDERATIONS

There were no requests for reconsideration.

ITEM NO. 6

APCSV-2020-1017-VZC-SPP-SPE

CEQA: ENV-2020-1018-MND

Plan Area: Encino – Tarzana

Council District: 3 – Blumenfield

****Last Day to Act: 04-14-22**

PUBLIC HEARING HELD

PROJECT SITE: 5223 – 5231 North Lindley Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Andrew Jorgensen, City Planner, representing the Department; Daniel Kashani, Applicant.

MOTION:

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

The demolition of an existing one-story commercial shopping center with surface parking lot and the construction, use, and maintenance of a two-story, approximately 34 feet in height (38 feet to the top of the elevator shaft), 19,185 square-foot medical office center. The Proposed Project would include five parking spaces on site, with the remainder of the required parking (91 spaces) to be provided off-site at the adjacent Ventana Medical Center located at 5219 Lindley Avenue. To achieve the proposed Project, the applicant is requesting a Vesting Zone Change from the C2-1VLD and P-1VLD Zones to the C2-1VL Zone, three Specific Plan Exceptions (for floor area ratio, lot coverage, and height), and Specific Plan

Permit compliance review. The Subject Property is located within the Ventura Cahuenga Boulevard Corridor Specific Plan, Community 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, No. ENV-2020-1018-MND as circulated on May 27, 2021 ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, 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 and Recommend that the City Council adopt, pursuant to Section 12.32 Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from C2-1VLD and P-1VLD to C2-1VL;
3. Approve, pursuant to LAMC Section 11.5.7 F, Specific Plan Exceptions to permit the following:
 - a. A medical office with 19,185 square feet of floor area (1.15 FAR) in lieu of 16,700 square feet of floor area otherwise permitted (1.0 FAR) per the Ventura - Cahuenga Boulevard Corridor Specific Plan, Section 6.B.3;
 - b. A Specific Plan Exception to permit 72 percent lot coverage in lieu of the 60 percent otherwise permitted in the Ventura - Cahuenga Boulevard Corridor Specific Plan, Section 7.B.2;
 - c. A Specific Plan Exception to permit a building height of 34 feet to the roofline and 38 feet to the roof access stairs and elevator overrun in lieu of the 30 feet in height otherwise permitted in the Ventura - Cahuenga Boulevard Corridor Specific Plan, Section 7.E.1.d.1;
 - d. A Project Permit Compliance Review with the Ventura - Cahuenga Boulevard Corridor Specific Plan. As part of the Project Permit Compliance Review, the Applicant requests approval of shared parking for 91 spaces with the adjacent Ventana Medical Center located at 5219 Lindley Avenue;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

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 5:15 p.m.

Alice Inawat (Electronic Signature
on behalf of)

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

Mark Dierking (Electronic Signature)

Mark Dierking, President
South Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

OCT 13 2022

CITY PLANNING DEPARTMENT
COMMISSION OFFICE