

SOUTH VALLEY AREA PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JANUARY 26, 2023
(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 January 26, 2023 meeting was conducted via telephone and/or videoconferencing.

The meeting was called to order by Commission President Mark Dierking at 4:30 p.m., along with Commission Vice President Vanessa Barraza, and Commissioners Lisa Karadjian and Lydia Drew Mather in attendance.

Commissioner Anna Menedjian joined the meeting at approximately 4:37 p.m.

Also in attendance were Claudia Rodriguez, Senior City Planner, with the department, and Kimberly Huangfu, Deputy City Attorney. Commission Office staff included Eva Bencomo, Commission Executive Assistant, and Diego Vazquez, Administrative Clerk.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Commission Vice President Barraza 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 Menedjian seconded the motion and the vote proceeded as follows:

Moved: Barraza
Second: Menedjian
Ayes: Dierking, Karadjian Mather

Vote: 5 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Senior City Planner Claudia Rodriguez, on behalf of the Director of Planning, reported that the state has recently passed many bills, including Assembly Bill 2097 regarding parking and housing bills, and information is on the Planning Department website, www.planning.lacity.org.
- Kimberly Huangfu, Deputy City Attorney, had no items to report.

- There were no requests made by the Commission.

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

One speaker addressed the Commission during general public comment.

ITEM NO. 5

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 6

APCSV-2016-4655-ZC-CU-ZV-CDO

CEQA: ENV-2016-4656-CE

Plan Area: Reseda – West Van Nuys

Council District: 3 – Blumenfield

Last Day to Act: 03-12-23

PUBLIC HEARING HELD

PROJECT SITE: 7217 North Geyser Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Laura Frazin-Steele, City Planner and Claudia Rodriguez, Senior City Planner representing the Planning Department; Elizabeth Fonvergne, Applicant's Representative.

MOTION:

Commissioner Karadjian moved to put forth the actions below in conjunction with approval of the following Project, with Modifications and Amendments, as stated on the record:

A Zone Change from [Q]P-1VL-CDO to [Q]C2-1VL-CDO for the continued use and maintenance of an automotive and tow truck repair, storage, and dispatch service with multi-family residential use all on an approximately 30,707-square-foot lot. No new construction is proposed.

1. Determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1, and 15303, Class 3, 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 F of the Los Angeles Municipal Code (LAMC), a Zone Change from [Q]P-1VL-CDO to [Q]C2-1VL-CDO over the entire site and modify Ordinance No. 176,558 (Reseda Central Business District Community Design Overlay) permanent [Q] Conditions that prohibit new auto-related uses, including the open storage of vehicles;
3. Approve, pursuant to LAMC Section 12.24 W, a Conditional Use to allow the continued use and maintenance

of an automotive and tow truck repair, storage, and dispatch service with multi-family dwelling units in a C Zone with the following deviations from development standards and operating conditions:

- a. Zero percent transparency is permitted in the existing doors/windows that are parallel to the street;
 - b. Existing bay doors that are used for vehicular ingress/egress may face a residential zone and use and be located within 100 feet of the residential zone and use; and
 - c. Landscaping may deviate from LAMC Sections 12.41 - 12.43 including deviations from the requirement for an automatic irrigation system and minimum five foot landscaped setbacks along all street frontages and the perimeters of parking areas abutting a residential zone/use;
4. Approve, pursuant to LAMC Section 12.24 W.50, a Conditional Use to allow the continued open storage of automobiles and trucks within 500 feet of an R Zone;
 5. Approve, pursuant to LAMC Section 12.27, a Zone Variance to allow the continued use and maintenance of truck repair, towing dispatch, and storage, including the overnight parking and open storage of automobiles and towing vehicles in the C2 Zone;
 6. Approve, pursuant to LAMC Section 13.08, a Reseda Central Business District Community Design Overlay District plan approval;
 7. Adopt the Conditions of Approval, as Modified by the Commission; and
 8. Adopt the Findings, as Amended by the Commission.

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

Moved: Karadjian
Second: Menedjian
Ayes: Barraza, Dierking, Mather

Vote: 5 – 0

MOTION PASSED

ITEM NO. 7

ZA-2022-2735-CU-1A

CEQA: ENV-2022-2736-CE

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

Council District: 3 – Blumenfield

Last Day to Act: 01-31-23

PUBLIC HEARING HELD

PROJECT SITE: 22949 West Del Valle Street

IN ATTENDANCE VIA TELECONFERENCE:

Theodore L. Irving, Principal City Planner, representing the Planning Department; Frank M. Arlotti, Appellant; and Larry Mondragon, Craig Fry & Associates, LLC, Applicant's Representative.

MOTION:

Commissioner Karadjian moved to put forth the actions below in conjunction with approval of the following Project, with Modifications, as stated on the record:

Construction, use, and maintenance of a new 23-vehicle public parking area, including one accessible stall on an approximately 6,507-square-foot vacant lot in a residential zone.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA Guidelines, Article 19, Section 15311, Class 11, and 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 in part and grant the appeal in part, sustain the Zoning Administrator's Determination dated November 1, 2022;
3. Approve, pursuant to Section 12.24 W.37 of the Los Angeles Municipal Code, a conditional use to allow the

construction, use, and maintenance of a new 23-vehicle public parking area including one accessible stall on an approximately 6,507-square-foot vacant lot in a residential zone;

4. Adopt the Conditions of Approval, as Modified by the Commission; and
5. Adopt the Findings.

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

Moved: Karadjian
Second: Barraza
Ayes: Dierking, Mather, Menedjian

Vote: 5 – 0

MOTION PASSED

ITEM NO. 8

APCSV-2018-5294-SPE-ZAA-ZAD-DRB-SPP-MSP

CEQA: ENV-2018-5295-CE

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

Council District: 4 – Raman

Last Day to Act: 01-31-23

PUBLIC HEARING HELD

PROJECT SITE: 13375 – 13411 West Mulholland Drive

IN ATTENDANCE VIA TELECONFERENCE:

Katie Knudson, City Planner, and Claudia Rodriguez, Senior City Planner, representing the Department; Larry Mondragon, Craig Fry & Associates, Applicant's Representative.

MOTION:

Commission Vice President Barraza moved to put forth the actions below in conjunction with approval of the following Project:

Construction of a new, 9,999.68 square-foot (Residential Floor Area), three-story, single-family dwelling with a 4,487 square-foot basement, a 701 square-foot four car garage at grade level, 535 square feet of multiple covered patios, and two pools with decks on two vacant lots totaling approximately 64,860.4 square-feet. The Project includes approximately 9,762 square feet of hardscape. The proposed structure is a total of 9,999.68 square feet of Residential Floor Area and a maximum height of approximately 52 feet. The Project is in the Inner Corridor and is subject to the Baseline Hillside Ordinance adopted on March 17, 2017. The Project is downslope from the Mulholland Drive right-of-way and is visible from Mulholland Drive. The Project is within 200 feet of a designated parkland. The Project proposes a haul route and 3,235 cubic yards of cut, 844 cubic yards of fill, zero cubic yards of import, and 2,391 cubic yards of export grading. There are six protected coast live oak trees and four protected Southern California black walnut trees on site. The Project does not propose the removal of any protected trees.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA Guidelines, Section 15303, Class 3, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Section 11.5.7.F. of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception to permit a front yard setback of 20 feet in lieu of the 40-foot setback required under Mulholland Specific Plan Section 5.D.3;
3. Approve, pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to permit the construction of three retaining walls, each with a maximum height of 10 feet, in the required front yard, in lieu of the allowed maximum height of 3.5 feet per Section 12.22 C.20.(f)(2);
4. Approve, pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to permit the construction

4. Approve, pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to permit the construction of one retaining wall with a maximum height of 10 feet in the required side yard, in lieu of the allowed maximum height of six feet per Section 12.22.C.20.(f)(3);
5. Approve, pursuant to LAMC Section 12.24 X.26, a Zoning Administrator's Determination to permit the construction of six retaining walls of variable height, between 3 feet and 10 feet in height, in lieu of the otherwise allowed maximum of one 12-foot in height retaining wall or two 10-foot in-height retaining walls per LAMC Section 12.21.C.8(a);
6. Approve, pursuant to LAMC Section 12.24 X.28, a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling on a lot fronting a Substandard Hillside Limited Street that is not improved to a width of at least 20 feet, as required by LAMC Section 12.21.C.10(i)(2), and allow for a waiver of street dedication as delineated in LAMC Section 12.21.C.10(i)(1) and LAMC Section 12.37 I., and on a Lot that does not have a vehicular access route from a Street improved 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);
7. Dismiss a request of Waiver of Street Improvements to the public right-of-way as 12.21 C.10(i)(1) only requires a Street Dedication and does not require the street improvement;
8. Approve, pursuant to LAMC Sections 11.5.7 C and 16.50, a Project Permit Compliance and Design Review as required by the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943);
9. Approve, pursuant to LAMC Section 16.50, a Design Review for a project within the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943);
10. Adopt the Conditions of Approval; and
11. Adopt the Findings.

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

Moved: Barraza
Second: Menedjian
Ayes: Dierking, Karadjian, Mather

Vote: 5 – 0

MOTION PASSED

There being no further business before the South Valley Area Planning Commission, President Dierking adjourned the meeting at 6:55 p.m.



Eva Bencomo, Commission Executive Assistant
South Valley Area Planning Commission



Vanessa Barraza, Vice President
South Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

SEP 14 2023

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**