

SOUTH VALLEY AREA PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, FEBRUARY 23, 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 February 23, 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 Commissioners Lisa Karadjian, Lydia Drew Mather, and Anna Menedjian in attendance.

Commission Vice President Vanessa Barraza was not in attendance.

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

Commissioner Menedjian 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 Karadjian seconded the motion and the vote proceeded as follows:

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

Vote: 4 – 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 all Brown Act meetings will be conducted in person as of March 1, including commissions, HPOZs, DRBs and Plan Review Boards in the City. The Department is preparing a hybrid format and technology for in-person meetings but also virtual participation for callers to be able to chime into meetings.

- Kimberly Huangfu, Deputy City Attorney, had no items to report.
- There were no requests made by the Commission.

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

A Neighborhood Council Position Statement was submitted for Item No. 7.

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

AA-2020-4628-PMLA-1A

CEQA: ENV-2020-4629-CE
Plan Area: Encino - Tarzana

Council District: 4 – Raman
Last Day to Act: 02-23-23

PUBLIC HEARING HELD

PROJECT SITE: 5031 – 5033 North Encino Avenue

IN ATTENDANCE VIA TELECONFERENCE:

Courtney Yellen, Planning Assistant, Laura Frazin-Steele, City Planner and Claudia Rodriguez, Senior City Planner representing the Department; Camille Zeitouny, Zeitouny & Associates, Applicant's Representative; Kristina Kropp and Robert L. Glushon, Luna & Glushon, Representatives for the Appellants.

MOTION:

Commissioner Karadjian moved to put forth the actions below in conjunction with approval of the following Project:

Subdivision of two adjoining 83,970 square-foot (gross)/83,095 square-foot (net) lots into four parcels located in the RA-1 Zone. Demolition of the existing single-family dwelling, accessory structures, tennis court and pool is proposed on Parcel B and C. There are no native, protective species on the project site.

1. Determine, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15315, Class 15, 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 and sustain the Deputy Advisory Agency's decision to approve a Preliminary Parcel Map to merge and subdivide two abutting lots totaling 83,970 (gross)/83,095 (net) square feet into a maximum of four parcels with Modified Conditions of Approval and Amended Findings;

3. Adopt the Parcel Map;
4. Adopt the Conditions of Approval; and
5. Adopt the Findings.

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

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 7

DIR-2022-1022-SPP-SPPA-WDI-1A

CEQA: ENV-2022-1023-CE

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

Council District: 4 – Raman

Last Day to Act: 02-23-23

PUBLIC HEARING HELD

PROJECT SITE: 12218, 12220, & 12222 West Ventura Boulevard

IN ATTENDANCE VIA TELECONFERENCE:

Adrineh Melkonian, City Planner, Blake Lamb, Principal City Planner, representing the Department; Eric Lieberman, QES, Inc., Applicant's Representative; Jennifer Saunders, Appellant; and Barry Johnson and Kristina Kropp, Representatives for the Appellants.

MOTION:

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

Demolition of an existing one-story 2,453 square-foot of retail building for the construction of a three-story 6,036 square-foot commercial building containing 2,975 square-foot of ground floor of retail and 3,061 square-foot of office spaces on the second and third floor with four on-site and 14 off-site car parking spaces, 12 short-term and four long-term bicycle parking spaces. The Project also includes a 640 square-foot trellis on the third floor, 14 deficient parking spaces, and a sign program to regulate the installation and approval of four future tenant wall signs on a 5,000 square-foot lot.

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA Guidelines, Section 15303, Class 3, and 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 Planning Director's Determination dated December 2, 2022;
3. Approve, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code (LAMC), a Project Permit Compliance to permit the demolition of an existing one-story 2,453 square feet of retail building for the construction of a three-story 6,036 square feet commercial building containing 2,975 square feet of ground floor retail and 3,061 square feet of office space on the second and third floor with four on-site and 14 off-site car parking spaces, and 12 short-term, and four long-term bicycle parking spaces. The Project also includes a 640 square feet trellis on the third floor, 14 deficient parking spaces, and a sign program to regulate the installation and approval of four future tenant wall signs on a 5,000 square-foot lot;
4. Approve, pursuant to LAMC Section 11.5.7 E, a Project Permit Adjustment to permit a three-foot increase in building height to allow 33 feet in lieu of otherwise permitted 30 feet by Section 7.E.1.(a).3.(ii) of the

- Ventura/Cahuenga Boulevard Corridor Specific Plan;
5. Approve, pursuant to LAMC Section 12.37 I, a Waiver of Dedication and Improvement for Ventura Boulevard, which adjoins the project site's northern property line;
 6. Adopt the Conditions of Approval, as Modified by the Commission; and
 7. Adopt the Findings, as Amended by the Commission.

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

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

Vote: 4 – 0

MOTION PASSED

There being no further business before the South Valley Area Planning Commission, President Dierking adjourned the meeting at 6:23 p.m.



Vanessa Barraza, Vice President
South Valley Area Planning Commission



Eva Bencomo, Commission Executive Assistant
South Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES
SEP 14 2023
CITY PLANNING DEPARTMENT
COMMISSION OFFICE