

SOUTH VALLEY AREA PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JULY 27, 2023 REGULAR MEETING
MARVIN BRAUDE SAN FERNANDO VALLEY
CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, ROOM 1B
VAN NUYS, CA 91401

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**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

The South Valley Planning Commission’s May 25, 2023, meeting was conducted in person at Marvin Braude San Fernando Valley Constituent Service Center, 6262 Van Nuys Boulevard, Room 1B, Van Nuys, CA 91401 and via telephone and Zoom webinar in a hybrid meeting format.

Commission Vice President Vanessa Barraza called the regular meeting to order at 4:30 p.m. with Commissioners Jasson Crockett, Lisa Karadjian, Lydia Drew Mather, and Anna Menedjian in attendance.

Also in attendance were David Olivo, Senior City Planner; Kimberly Huangfu, Deputy City Attorney; and Miguel Hernandez, Planning Assistant. Commission Office staff participation included Neverly Ann Hill, Commission Executive Assistant, and Michael Cheatham, Office Trainee Administrative Clerk.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- David Olivo, Senior City Planner, had no report.
- Kimberly Huangfu, Deputy City Attorney, had no report.
- There were no Commission requests.
- Meeting Minutes
Commissioner Karadjian moved to approve the Meeting Minutes of May 25, 2023. Commissioner Mather seconded the motion and the vote proceeded as follow:

Moved: Karadjian
Second: Mather
Ayes: Crockett, Barraza

Vote: 4 - 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

Several speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

ZA-2021-10466-ZAD-DRB-SSP-MSP-1A

CEQA: ENV-2018-1792-CE

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

Council District: 4 – Raman

Last Day to Act: 08-14-23

PUBLIC HEARING HELD

PROJECT SITE: 7315 – 7321 West Pyramid Place

IN ATTENDANCE VIA HYBRID/TELECONFERENCE:

Charles J. Rausch, Associate Zoning Administrator, Brian Chun, Planning Assistant, representing the Planning Department; Tom Nulman, END LLC, Applicant's Representative, and Jamie T. Hall, Channel Law Group LLP, Appellant's Representative.

MOTION:

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

Construction, use, and maintenance of a new 3,765 square-foot, three-story single-family residence with an attached 380 square-foot street level, two-car garage on a lot fronting on a Substandard Hillside Limited Street.

1. Determine, based on the whole of the administrative record, that the Project, is exempt from CEQA pursuant to State CEQA Guidelines Article 19, Section 15303, Class 3 (the development of single-family home), and there is no substantial evidence demonstrating that an exception pursuant to CEQA Guidelines, Section 15300.2 regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, hazardous waste sites or historic resources applies;
2. Grant the appeal in part, deny the appeal in part, and sustained the Zoning Administrator's Determination dated May 15, 2023;
3. Approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.28, a Zoning Administrator's Determination for the construction of a new, 3,765 square-foot, three-story, single-family dwelling with an attached 380 square-foot, two car garage at street level on a lot fronting on a Substandard Hillside Limited Street without widening the street to a width of 20 feet in front of the subject property as required by LAMC Section 12.21 C.10(i)(2);
4. Approve, pursuant to LAMC Section 12.24 X.28, a Zoning Administrators Determination for the construction of a new, 3,765 square-foot, three-story, single-family dwelling with an attached 380 square-foot, two car garage at street level on a lot fronting on a Substandard Hillside Limited Street without providing 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);

5. Approve, pursuant to LAMC Sections 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, a Project Permit Compliance and Design Review for the construction of a new, 3,765 square-foot, three-story, single-family residence, and an attached 380 square-foot, two-car garage at street level. The Project includes no additional square footage in the basement or porch/patio/breezeway area. The Project includes 1,006 square feet of hardscape, a swimming pool, spa and two retaining walls attached to the house foundation. The proposed structure totals approximately 3,765 gross square feet, of which 3,565 square feet is Residential Floor Area. The proposed Project's maximum building height is 28 feet. The Project is in the Inner Corridor, subject to the Baseline Hillside Ordinance adopted on March 17, 2017, and on an approximately 10,758 square-foot vacant lot. The building pad is upslope of the Mulholland Drive right-of-way but is not visible from Mulholland Drive due to an intervening ridge line. Per an Arborist Tree Report prepared by James Komen, updated on August 31, 2021, the Project proposes the removal of 12 protected trees including ten California Black Walnut (three of which are dead), one Native Oak, and one Mexican Elderberry shrub and five non-protected significant trees. The Project requires 746 cubic yards of cut, 186 cubic yards of fill, 560 cubic yards of import and zero cubic yards of export; and
6. Adopt, the Modified Conditions of Approval; and
7. Adopt, the Findings

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

Moved: Mather
Second: Karadjian
Ayes: Crockett, Barraza

Vote: 4 – 0

MOTION PASSED

There being no further business before the South Valley Area Planning Commission, Vice President Barraza adjourned the meeting at 6:10 p.m.



Neverly Ann Hill, Commission Executive Assistant
South Valley Area Planning Commission

Vanessa Barraza, Vice President
South Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

OCT 26 2023

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**