

SOUTH VALLEY AREA PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, AUGUST 22, 2024 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 Area Planning Commission’s August 22, 2024, 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 President Vanessa Barraza called the regular meeting to order at 4:30 p.m. with Commissioner Vice President Jasson Crockett, Commissioners Nareg Gourdikian, Lisa Karadjian, and Lydia Mather in attendance.

Also in attendance were Kimberly Huangfu, Deputy City Attorney; I, Blake Lamb, Principal City Planner, Claudia Rodriguez, Senior City Planner; Courtney Yellen, City Planning Assistant, Kate Knudson, City Planning Assistant; Commission Office Staff participation included April M. Hood, Commission Executive Assistant I, Tionna Simpson, Office Trainee Administrative Clerk and Diego Vasquez, Administrative Clerk.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Claudia Rodriguez, Senior City Planner, gave the following report on behalf of Director of Planning Vincent Bertoni:
 - The public comment period for the Citywide Housing Incentive Program (CHIP) Ordinance, Housing Element Sites and Minimum Density Ordinance, and Resident Protections Ordinance will close **next week** on **Monday, August 26, 2024, at 5:00 p.m.** Additionally, the [poll](#), released in Fall 2023, which gathers feedback on the impact of the CHIP Ordinance on single-family zones, will close on this date. Comments and poll responses received by August 26 will be addressed by the staff recommendation report that will be released in September. Following the release of the recommendation report, which will include additional ordinance revisions, public comments, with the applicable case number in the subject line, should be sent to cpc@lacity.org for consideration by the City Planning Commission. Please see below for case numbers associated with each draft ordinance.
- Kimberly Huangfu, Deputy City Attorney, had no report.
- Commissioner Karadjian announced a planned absence for the September 12, 2024 and September 26, 2024, meetings.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

[APCSV-2023-4402-ZC-HCA](#)

CEQA: ENV-2023-4403-CE

Plan Area: Reseda – West Van Nuys

Council District: 4 – Raman

Last Day to Act: 08-26-24

PUBLIC HEARING – May 28, 2024

PROJECT SITE: 17820 West Erwin Street

IN ATTENDANCE:

Blake Lamb, Principal Planner; Claudia Rodriguez, Senior City Planner; and Courtney Yellen, City Planning Assistant representing the Planning Department; David Danil, the Applicant; and Ben Ansar – Representing the Applicant

MOTION:

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

The addition of 2,173 square feet to an existing approximately 1,366 square foot single-family dwelling for a total of 3,539 square feet and the construction, use and maintenance of a new 3,539 square foot single-family dwelling on a 20,994 (gross) square foot lot in the RA-1-RIO Zone (with a requested Zone Change to R1-1-RIO). Each dwelling will be 24 feet 9 inches in height and will be constructed with an attached two-car garage. There are 12 existing trees on the subject site, including two protected California Black Walnut trees. The project proposes to remove the two protected California Black Walnut trees and one significant, non-native tree for a total of three tree removals. No grading is proposed as part of the project.

1. Determine, that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15301, Class 1, Section 15303, Class 3, and Section 15332, Class 32, 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, Chapter 1, of the Los Angeles Municipal Code, a Zone Change from RA-1-RIO to (T)R1-1-RIO over the entire site; and
3. Adopt the Conditions of Approval, and Findings.

Commissioner Mather seconded the motion and the vote proceeded as follows:

Moved: Crockett
Second: Mather
Ayes: Barraza, Karadjian,
Absent: Gourdikian


Vote: 4 – 0

MOTION PASSED

There being no further business before the South Valley Area Planning Commission, President Barraza adjourned the meeting at 4:52 p.m.



April M. Hood, Commission Executive Assistant I
South Valley Area Planning Commission



For: Vanessa Barraza, President
South Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES
DEC 12 2024
CITY PLANNING DEPARTMENT
COMMISSION OFFICE