

Notice of Public Hearing

Aviso de Audiencia Pública • 공청회통지
Abiso ng Pagdinig sa Publiko • 公開聽證會通知
Հանրային լսումների մասին ծանուցագիր



Traducción
번역 • 翻译
Pagsasalin
Թարգմանություն



August 14, 2025 after 4:30 p.m.

South Valley Area Planning Commission

Marvin Braude Constituent Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

This meeting may be available virtually, in a hybrid format. Please check the meeting agenda approximately 72 hours before the meeting for additional information.

Please see planning4la.org/hearings for the meeting agenda.



Project Address

3902 - 3904 Pacheco Drive, 91403

Sitio de Proyecto

프로젝트 주소 • 項目地址

Address ng Proyekto

ծրագրի Հասցե

Proposed Project

Proyecto Propuesto

프로젝트 제안 • 擬議項目

Iminungkahing Proyekto

Առաջարկվող ծրագիր

The project proposes for the construction, use and maintenance of a new two-story, 33-foot tall, 2,475 square foot single-family dwelling with an attached 1,081 square foot JADU and an attached three-car garage with a roof deck.

Actions Requested

Acciones solicitadas • 요청 된 작업 • 所要求の事項 • Humiling ng Mga Pagkilos • Հայցվող գործողությունները

An appeal of the Associate Zoning Administrator's determination dated May 23, 2025, which:

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061, **DETERMINED**: Based on the whole of the administrative record, that the project is exempt from the CEQA pursuant to CEQA Guidelines, Section 15303 (Class 3) and Section 15332 (Class 32), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the CEQA Guidelines regarding location, cumulative impacts, significant effects, unusual circumstances, scenic highways, hazardous waste sites or historical resources applies; and

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.26, **APPROVED**: A Zoning Administrator's Determination to permit six retaining walls (Wall Nos. 1, 2, 3, 4, 5 and 6) ranging up to a maximum height of six feet to 13 feet, 6-inches in lieu of the otherwise permitted maximum two retaining walls measuring at maximum 10 feet in height or one retaining wall measuring at maximum 12 feet in height per LAMC Section 12.21 C.8(a); and

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.28, **APPROVED**: a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new two-story, 33-foot tall single-family dwelling within 20 feet of the property line in lieu of the otherwise permitted 24-foot-tall height maximum within 20 feet of the property line fronting on a Substandard Hillside Limited Street pursuant to LAMC Section 12.21.C.1 0(d)(5); and

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.28, **APPROVED**: a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new two-story, 33-foot-tall single-family dwelling that does not have a minimum 20-foot wide continuous paved roadway from the driveway apron to the boundary of the hillside area as required by LAMC Section 12.21-C, 1 0(i)(3); and

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.28, **DISMISSED**: a Zoning Administrator's Determination to permit 1, 199 cubic yards of grading cut and exporting quantity in lieu of the maximum 1,000 cubic yards otherwise permitted in the R 1 Zoned on a lot fronting a Substandard Hillside Limited Street per LAMC Section 12.21-C.1 0(f)(1), for the construction of a new single-family dwelling unit with an attached garage, as the applicant has proposed grading that is less than 1,000 cubic yards; and

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.28, **APPROVED**: a Zoning Administrator's Determination to permit exporting quantity of 966.16 cubic yards in lieu of the 750 cubic yards otherwise permitted in the R1 Zoned on a lot fronting a Substandard Hillside Limited Street per LAMC Section 12.21-C.1 0(f)(1); and,

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.28, **APPROVED**: a Zoning Administrator's Determination to permit the construction, maintenance and use for a new two-story single-family dwelling resulting a maximum Envelope Height of 33 feet, in lieu of the otherwise permitted 28-feet pursuant to LAMC Section 12.21.C.10(d)(1)(i) and Table 12.21 C.10-4 with additional terms and conditions.

Case Information

Información del caso • 케이스 정보 • 案例資訊 • Impormasyon sa Kaso • Տեղեկություններ գործի վերաբերյալ

Case Number(s):

ZA-2018-1347-ZAD-1A

Environmental Case Number(s):

ENV-2018-1348-CE

Related Case Number(s):

N/A

Overlay(s):

Zone:

R1-1

Community Plan Area:

Land Use Designation:

Low Residential

Assigned Staff Contact Information:

Joanna Marroquin, Planning Assistant
joanna.marroquin@lacity.org
(213) 978-1463
6262 Van Nuys Blvd.
Van Nuys, CA 91406

Council District:

4

Applicant:

Tony Najjar

Appellant/Appellant Representative:

Allison Feltus, Heng Ou, Shadov Stevens, Dan Silverberg

Applicant Representative:

Michael Gross

26 Pacheco Drive Households,
Organization of Pacheco Home Owners

Who's Receiving This Notice

Quién recibe este aviso • 본통지를 받은 사람들 • 誰會收到此通知

Sino ang Tumatanggap ng Paunawang Ito • Սույն ծանուցագիրը ստացող կողմը

You are receiving this notice either because you live on or own property that is on a site abutting where a project application has been filed with the Department of City Planning, are the Certified Neighborhood Council for the subject property, or because you requested to be added to the interested parties list, or you are otherwise legally required to receive this notice. You are invited to attend this hearing to learn more about the proposed project and offer feedback. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file.

General Information - Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.

File Review - The complete file will be available for public inspection by appointment only. Please email the staff identified on the front page, at least three (3) days in advance, to arrange for an appointment. Files are not available for review the day of or day before the hearing.

Agendas And Reports - Commission Agendas are accessible online at planning4la.org/hearings. Appeal Recommendation Reports are available on-line seven (7) days prior to the Commission meeting and are hyperlinked to the case numbers on the agenda. **Please note that Appeal Recommendation Reports are not prepared for appeals related to Zoning Administrator decisions.**

Be advised that the Commission may RECONSIDER and alter its action taken on items listed on the meeting agenda at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Testimony And Correspondence - Your attendance is optional; oral testimony can only be given at the Commission meeting and may be limited due to time constraints. Written testimony or evidentiary documentation may be submitted prior to, or at the meeting in accordance to the Commission's submittal requirements. Commissions function in a quasi-judicial capacity and therefore, cannot be contacted directly. Any materials submitted to the Commission become City property and will not be returned. This includes any correspondence or exhibits used as part of your testimony.

Requirements For Submission Of Materials - Written materials may be submitted prior to or at the meeting in accordance with the submittal requirements below. The case number must be written on all communications, plans and exhibits.

- **Regular Submissions** – Written materials not limited as to volume must be received by the Commission Executive Assistant no later than by end of business day Monday of the week prior to the week of the Commission meeting. Materials must be delivered electronically to the staff and commission email identified on the front of this page.
- **Secondary Submissions** - All written materials in response to an Appeal Recommendation Report and/or additional comments must be submitted no later than **48 hours before to the Commission meeting (for Central, South LA and Harbor APCs, materials must be received no later than by 3:00 p.m., Thursday of the week prior to the Commission Meeting)**. Submissions, including exhibits, shall not exceed ten (10) pages and must be submitted electronically to the Commission identified on the front of this notice.
- **Day of Hearing Submissions** - Submissions less than 48 hours prior to, and including the day of the Commission meeting, must not exceed two (2) written pages, including exhibits. Photographs do not count toward the page limitation. These must be submitted electronically to the Commission email identified on the front of this page.
- **Non-Complying Submissions** - Submissions that do not comply with these rules will be stamped "File Copy. Non-complying Submission". Non-complying submissions will be placed into the official case file, but they will not be delivered to, or considered by the Commission. The Commission Rules and Operating Procedures are available online at planning4la.org/hearings and selecting the specific Commission.

Exhaustion Of Administrative Remedies And Judicial Review - If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. To request a reasonable accommodation, such as translation or interpretation, please contact the Commission Executive Assistant at (213) 978-1389, the Commission Office Main Line at (213) 978-1300 or by email at apcsouthvalley@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.