

SOUTH VALLEY AREA PLANNING COMMISSION
***CORRECTED* REGULAR MEETING AGENDA**
THURSDAY, JANUARY 23, 2025 AFTER 4:30 P.M.
MARVIN BRAUDE SAN FERNANDO VALLEY
CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, ROOM 1B
VAN NUYS, CA 91401

Meeting presentations will be made available here (<https://tinyurl.com/SVAPC1-23-25>) by Monday, January 20, 2025. Compliant Day of Submissions will be added to this drive.

Vanessa Barraza, President
Jasson Crockett, Vice President
Nareg Gourdikian, Commissioner
Lisa Karadjian, Commissioner
Lydia Drew Mather, Commissioner

Vincent P. Bertoni, AICP, Director
Shana M. M. Bonstin, Deputy Director
Haydee Urita-Lopez, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

April M. Hood, Commission Executive Assistant I
apcsouthvalley@lacity.org
(213) 756-1741

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

SOUTH VALLEY AREA PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450.

YOU CAN ACCESS THE MEETING ONLINE VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/89410623775> or by calling (213) 338-8477 or (669) 900-9128. Use Meeting ID: 894 1062 3775 AND Passcode 516509. For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, may be subject to technical issues. Should technical difficulties occur or persist, the in-person meeting shall continue to be conducted. **Applicants, appellants and/or Representatives are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These are governed by the South Valley Area Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org>. However, please see submission guidelines below which have been modified to accommodate the hybrid meeting format.

Initial Submissions, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials are to be emailed to apcsouthvalley@lacity.org. **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48-hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to apcsouthvalley@lacity.org. Photographs do not count toward the page limitation. **Day of Hearing Submissions** within 24 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs. Day of Hearing Submissions are to be submitted electronically to apcsouthvalley@lacity.org and 12 hard copies must be submitted at the in-person meeting. 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 and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled 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.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 756-1741 or by email at apcsouthvalley@lacity.org no later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

Translation Services may be available if requested 72 hours in advance of this meeting. Please call (213) 978-1300 or email apcsouthvalley@lacity.org to make a request for in person translation services.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

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 described in this notice, 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.

Agendas and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "About," "Commissions, Boards & Hearings," filter by "South Valley Area Planning Commission." For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>.

If you would like to receive a determination letter for any item on today's agenda, please email your request to apcsouthvalley@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

1. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes - August 22, 2024; October 10, 2024; and December 12, 2024

2. NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to apcsouthvalley@lacity.org. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

3. GENERAL PUBLIC COMMENT

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

4. RECONSIDERATIONS

- a. **MOTIONS TO RECONSIDER** – The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.

- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. [ZA-2020-179-CU-1A](#)
CEQA: ENV-2020-180-CE
Plan Area: Encino - Tarzana

Council District: 4 - Raman
Last Day to Act: 01-31-25
Continued From: 12-12-24

PUBLIC HEARING REQUIRED

PROJECT SITE: 4954 North Encino Avenue

PROPOSED PROJECT:

An application for a Conditional Use Permit to authorize the use and maintenance of an existing House of Worship (synagogue) with a total of 3,774 square feet (3,610 existing square feet plus a 164 square foot addition), on a 17,306 square foot lot in the RA-1 Zone.

APPEAL:

A Partial Appeal, specifically appealing the Conditions of Approval, of the Associate Zoning Administrator's Determination, dated August 30, 2024, which:

1. **Determined**, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and Section 15305, Class 5 (Minor Alterations in Land Use Limitations), and there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, or hazardous waste sites, or historical resources applies;
2. **Approved**, pursuant to Section 12.24 W.9 of the Los Angeles Municipal Code (LAMC), a Conditional Use to authorize the continued use and maintenance of an existing house of worship (synagogue) in the RA-1 Zone; and
3. **Adopted** the Conditions of Approval and Findings.

Applicant: Rabbi Avraham Saadon
Representative: [Benjamin Reznik](#)

Appellant 1: Alan Mandelberg and Phil Mizrahie; Mandelberg Mizrahie
Representative: Robert L. Glushon; Luna and Glushon

Appellant 2: Neighborhoods First, Inc.
Representative: Robert L. Glushon; Luna and Glushon

Appellant 3: Encino Property Owners Association, Inc.

Staff: Courtney Yellen, City Planning Assistant
courtney.yellen@lacity.org
(818) 374-5059

Jonathan Hershey, Associate Zoning Administrator

6. [ZA-2022-7780-CUW-1A](#)
CEQA: ENV-2022-7781-CE
Plan Area: North Hollywood - Valley Village

Council District: 2 - Nazarian
Last Day to Act: 01-27-25

PUBLIC HEARING REQUIRED

PROJECT SITE: 12226 Sherman Way, 12229 Gault Street

PROPOSED PROJECT:

The installation, use and maintenance of a new, unmanned 50-foot wireless telecommunications facility monopole (disguised as eucalyptus tree).

APPEAL:

An Appeal of the Associate Zoning Administrator's Determination, dated October 28, 2024, which:

1. **Determined**, based on the whole of the administration record, the Project is exempt from CEQA pursuant to the CEQA Guidelines, Article 19, Section 15303, Class 3, there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approved**, Pursuant to Section 12.24-W 49 of the Los Angeles Municipal Code, a Conditional Use to permit the installation, use and maintenance of a new unmanned wireless telecommunication facility with a maximum height of 50 feet, in the M1-1VL Zone with additional terms and conditions; and
3. **Adopted** the Conditions of Approval and Findings.

Applicant: AT&T Wireless
Representative: Sonal Thakur

Appellant: Debora B. Gelberg

Staff: Sasha Kassab, Planning Assistant
sasha.kassab@lacity.org
(213) 756-1724

Jordann Turner, Associate Zoning Administrator

7. ***CORRECTED*** [ZA-2023-3802-ZAD-1A](#)
CEQA: ENV-2023-3803-CE
Plan Area: Sherman Oaks - Studio City - Toluca Lake -
Cahuenga Pass

Council District: 4 - Raman
Last Day to Act: 01-27-25

PUBLIC HEARING REQUIRED

PROJECT SITE: 3375 Blair Drive

PROPOSED PROJECT:

The project proposes the construction, use, and maintenance of a new two-story, 28-foot tall, 1,543 square foot single-family dwelling with an attached garage.

APPEAL:

A partial appeal of the Associate Zoning Administrator's Determination dated October 25, 2024, which:

1. **Determined**, based on the whole of the administrative record, that the Project is exempt from CEQA, pursuant to CEQA Guidelines Section 15303, Class 3, an Exemption from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. **Denied**, pursuant to Los Angeles Municipal Code Section 12.24 X,28, a Zoning Administrator's Determination to permit the construction, use, and maintenance of a two-story, 28-foot tall, 1,543 square foot single-family dwelling on a lot that fronts on a Substandard Hillside Limited Street without providing a 20-footwide Adjacent Minimum Roadway along a portion of North Blair Crescent from Blair Drive south of the subject site to 3381 North Blair Crescent (at the existing

retaining wall crossing the North Blair Crescent right-of-way), as required by LAMC Section 12.21 C.1 0(i)(2);

3. **Approved**, pursuant to LAMC Section 12.24 X.28, a Zoning Administrator's Determination, to permit the construction, use, and maintenance of a two-story, 28-foot tall, 1,543 square foot single-family dwelling on a lot that fronts on a Substandard Hillside Limited Street without providing a 20-footwide Adjacent Minimum Roadway along a portion of North Blair Crescent north of the subject site from 3381 North Blair Crescent (at the existing retaining wall crossing the North Blair Crescent right-of-way) to 3387 North Blair Crescent (3385 Blair Drive) and Blair Drive (northeast of the subject site), as otherwise required by LAMC Section 12.21 C.1 0(i)(2); and
4. **Adopted** the Conditions on Approval and Findings.

Applicant: Adi Cohen, 3374 Blair LLC
Representative: Aaron Belliston, BMR Enterprises

Appellant: George Gray
Representative: Jay J. Plotkin

Staff: Joanna Marroquin, Planning Assistant
joanna.marroquin@lacity.org
213-978-1463

Tim Fargo, Associate Zoning Administrator

The next regular meeting of the South Valley Area Planning Commission
will be held on **Thursday, February 13, 2025, at 4:30 p.m.**

Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard, Room 1B
Van Nuys, CA 91401

Notice to Paid Representatives:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

Reasonable Accommodations Consistent with Federal and State Law

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 and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1360 or by email at apcsouthvalley@lacity.org.

Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico, and the U.S. territories for local and/or long-distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TTY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detailed descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Do not hang up! Some people hang up on TRS calls because they think the Communications Assistant (CA) is a telemarketer. If you hear, "Hello. This is the relay service ..." when you pick up the phone, please do not hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.