

SOUTH VALLEY AREA PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JANUARY 23, 2025 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 January 23, 2025, 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 4:32 p.m. with Commissioners Lisa Karadijian, and Lydia Mather in attendance.

Commission Vice President Jasson Crockett and Commissioner Nareg Gourdikian were not in attendance.

Also in attendance were Kimberly Huangfu, Deputy City Attorney; Sarah Hounsell, Senior City Planner, representing the Planning Department. Commission Office Staff participation included April M. Hood, Commission Executive Assistant I, Diego Vasquez and Marcos G. Godoy, Administrative Clerks and Yumi Kanegawa, Office Trainee.

ITEM NO. 1

At approximately 4:36 p.m. Commissioner Nareg Gourdikian joined the meeting.

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Sarah Hounsell, Senior City Planner, gave a report on behalf of Vincent Bertoni, Director of Planning detailing the Mayor’s Directive on the Palisades Emergency Recovery.
- Kimberly Huangfu, Deputy City Attorney, had no report.
- Commission had no requests.
- Meeting Minutes:
Commissioner Mather moved to approve the Meeting Minutes of October 10, 2025, Commissioner Karadijian seconded the motion and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

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

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 HELD

PROJECT SITE: 4954 North Encino Avenue

IN ATTENDANCE:

Jonathan Hershey, Associate Zoning Administrator, representing the Planning Department; Benjamin Reznik, representing the Applicant; Robert L. Glushon, representing Appellants #1 and #2; and Encino Property Owners Association, Inc., Appellant #3.

MOTION:

Commissioner Karadijian moved to put forth the actions below with the following project, with Modifications and Amendments, as stated on the record:

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.

1. Determine, based on the whole of the administrative record, 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. Grant the appeals in part; deny the appeals in part; and sustain the Zoning Administrator's determination dated August 30, 2024;
3. Approve, 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;
4. Adopt the Conditions of Approval, as Modified by the Commission; and
5. Adopt the Findings, as Amended by the Commission.

Commission President Barraza seconded the motion and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 6

ZA-2022-7780-CUW-1A

CEQA: ENV-2024-6333-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

IN ATTENDANCE:

Jordann Turner, Associate Zoning Administrator, representing City Planning Department; Sonal Thakur, representing the Applicant; and Debora B. Gelberg, Appellant.

MOTION:

Commissioner Mather moved to continue the matter to a date certain of February 27, 2025. Commissioner Karadijian seconded the motion and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 7

ZA-2023-3802-ZAD-1A

CEQA: ENV-2023-5781-CE

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

Council District: 4 – Raman

Last Day to Act: 01-27-25

PUBLIC HEARING HELD

PROJECT SITE: 3375 Blair Drive

IN ATTENDANCE:

Tim Fargo, Associate Zoning Administrator, representing the Planning Department; Aaron Belliston, representing the Applicant; and Jay J. Plotkin, representing the Appellant.

MOTION:

Commissioner Karadjian moved to put forth the actions below with the following project as stated on the record:

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

1. Determine, based on the whole of the administrative record, that the Project is exempt from CEQA, pursuant to CEQA Guidelines Section 15303, Class 3, and that 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 and sustain the Zoning Administrator's Determination dated October 25, 2024;
3. Deny, pursuant to Section 12.24 X.28 of the Los Angeles Municipal Code (LAMC), 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);
4. Approve, 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- foot wide 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);
5. Adopt the Conditions on Approval; and
6. Adopt the Findings.

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

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

Vote: 4 – 0

MOTION PASSED

There being no further business before the South Valley Area Planning Commission, President Barraza adjourned the meeting at 7:20 p.m.



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

Vanessa Barraza, President
South Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

AUG 14 2025

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**