

SOUTH VALLEY AREA PLANNING COMMISSION
OFFICIAL MEETING MINUTES
THURSDAY, NOVEMBER 13, 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 “**CITY PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

The South Valley Area Planning Commission regular meeting of November 13, 2025, was conducted in person at Marvin Braude San Fernando Valley Constituent Service Center and via Zoom webinar in a hybrid meeting format.

Commissioner Lisa Karadjian, as the Chair, called the meeting to order at 4:30 p.m. with Commissioners Nareg Gourdikian and Lydia Drew Mather in attendance.

Commission President Vanessa Barraza and Commission Vice President Jasson Crockett were not in attendance.

Also in attendance were Jojo Pewsawang, Senior City Planner and Kimberly Huangfu, Deputy City Attorney. Commission Office Staff participation included Alma Sandoval, Commission Executive Assistant I, Stephanie Gavidia, Commission Executive Assistant I, Diego Vazquez, Administrative Clerk, and Yumi Kanegawa, Office Services Assistant.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Jojo Pewsawang, Senior City Planner on behalf Vince P. Bertoni, Director of Planning, had no report.
- Kimberly Huangfu, Deputy City Attorney, had no report.
- There were no Commission requests.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

No speakers addressed the Commission during 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

TT-84517-CC-1A

CEQA: ENV-2024-3550-CE

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

Council District: 4 – Raman

Last Day to Act: 11-13-25

PUBLIC HEARING HELD

PROJECT SITE: 13530 Moorpark Street

IN ATTENDANCE:

Joanna Marroquin, City Planning Associate, and Jojo Pewsawang, Senior City Planner, representing the Planning Department; Seth Shamon, Appellant; and Ben Manesh, Applicant.

MOTION:

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

A Tentative Tract Map proposing the condominium conversion of an existing six-unit residential apartment structure to a six-unit residential condominium structure with eight off-street parking spaces on an existing 7,754 square foot lot. The Project does not propose demolition, additions or new construction.

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, Article 19, Section 15301, Class 1 (Existing Facilities), and 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 in part, grant the appeal in part, and sustain the Deputy Advisory Agency's Determination dated September 5, 2025;
3. Approve, pursuant to Sections 13B.7.1.C and 13B.7.3 of the Los Angeles Municipal Code, a Tentative Tract Map No. TT-84517-CC composed of one lot, located at 13530 Moorpark Street for a maximum of six residential condominium units, as shown on map stamp-dated July 11, 2024;
4. Adopt the corrected Conditions of Approval, as Modified by the Commission; and
5. Adopt the corrected Findings, as Amended by the Commission.

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

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

Vote: 3 – 0

MOTION PASSED

There being no further business before the Commission, Commission Chair Karadjian adjourned the meeting at 4:57 p.m.



Stephanie Gavidia, Commission Executive Assistant I
South Valley Area Planning Commission



Vanessa Barraza, President
South Valley Area Planning Commission



ADOPTED

CITY OF LOS ANGELES

MAR 26 2026

CITY PLANNING DEPARTMENT
COMMISSION OFFICE