SOUTH VALLEY AREA PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JANUARY 22, 2026 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 22, 2026, 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 Zoom webinar in a hybrid meeting format.

Commission President Vanessa Barraza called the meeting to order at 4:30 p.m. with Commissioners Nareg Gourdikian, Lisa Karadjian and Lydia Mather in attendance.

Commission Vice President Jasson Crockett was not in attendance.

Also in attendance were Claudia Rodriguez, Senior City Planner, and Kimberly Huangfu, Deputy City Attorney; Commission Office staff participation included Alma Sandoval, Commission Executive Assistant I, Yumi Kanegawa, Administrative Clerk and Nathan Gallardo, Office Services Assistant.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Claudia Rodriguez, Senior City Planner, gave a report on behalf of Vince Bertoni, Director of Planning.
- Kimberly Huangfu, Deputy City Attorney, had no report.
- There were no commission requests.
- No meeting minutes to adopt.

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

ZA-2024-6869-CU1-DRB-SPPC-MSP-1A Council District: 4 – Raman
CEQA: ENV-2024-6870-CE Last Day to Act: 02-01-26
Plan Area: Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass

PUBLIC HEARING HELD

PROJECT SITE: 3506, 3520, 3506 1/2, 3510, 3524 North Berry Drive

PROPOSED PROJECT:
The Project is for the major remodel and addition of 3,233 square feet to an existing single-family home with a maximum height of 30 feet on a site of approximately 63,716 square feet. The project site is in the Outer Corridor of the Mulholland Scenic Parkway Specific Plan and subject to the Baseline Hillside Ordinance. The Project Site is downslope and Visible from the Mulholland Drive right-of-way. The Project proposes 67 cubic yards of cut, 13 cubic yards of fill, 54 cubic yards of export, and zero cubic yards of import grading. The Project proposes the removal of one non-protected significant tree, which is required to be replaced on a 1:1 basis.

IN ATTENDANCE:
Jonathan Hershey, Associate Zoning Administrator, representing City Planning Department; Marianne Maddalena, Appellant; Steve Kaplan, representing the 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:

1. Determine, based on the whole of the administrative record, that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities) and Section 15303, Class 3 (New Construction or Conversion of Small Structures), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Chapter 1 Section 12.24 X.28 and Chapter 1A Section 13B.2.1. of the Los Angeles Municipal Code (LAMC), a Class 1 Conditional Use to allow the major remodel and to an existing single-family home on a hillside lot fronting an existing Substandard Hillside Limited Street (Berry Drive) without providing a 20-foot-wide Minimum Adjacent Roadway as required by Section 12.21 C.10(i)(2) and without providing a minimum 20-foot-wide Continuous Paved Roadway from the driveway apron to the boundary of the Hillside Area as required by Section 12.21 C.10(i)(3);
3. Approve, pursuant to LAMC Chapter 1 Section 11.5.7.C and Chapter 1A Section 13B.4.2. and Chapter 1 Section 16.50, Chapter 1A Section 13B.4.3, and Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943) and based upon the recommendation of the Mulholland Design Review Board, a Project Permit Compliance and Design Review Board for the major remodel and addition of 3,233 square feet to an existing single-family home with a maximum height of 30 feet on a site of approximately 63,716 square feet; and
4. Adopt the Modified Conditions and Amended Findings.

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

Moved: Mather
Second: Karadjian
Ayes: Barraza, Gourdikian
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 5:37 p.m.

Vanessa Barraza, President
South Valley Area Planning Commission

Alma Sandoval, Commission Executive Assistant I
South Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES
MAR 26 2026
CITY PLANNING DEPARTMENT
COMMISSION OFFICE