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- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

September 3, 2025

TO: South Valley Planning Commission (APC)

FROM: Ari Briski, Commission Office Manager

ADMINISTRATIVE CORRECTION TO THE AGENDA FOR CASE NO. ZA-2021-10333-ZAD-1A; 21140 NORTH NORFAL ROAD

This memo is to correct an administrative error in the Agenda for the South Valley Area Planning Commission meeting scheduled for September 11, 2025.

For Item 06, the actions should be updated to reflect the language included in the original Associate Zoning Administrator's Determination, dated June 17, 2025:

1. Determined, based on the whole administrative record, that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15303, ~~Class 1 (Existing Facilities)~~ Class 3 (new construction or conversion of small structures), and there is no substantial evidence demonstrating that an exception pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Denied, pursuant to Chapter 1 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 new single family dwelling on an approximately 5,027 square foot lot fronting on a Substandard Hillside Limited Street (San Miguel Street) without providing an adjacent minimum roadway width of 20 feet pursuant to Chapter 1 of the LAMC Section 12.21 c.10(i)(2);
3. Approved, pursuant to the LAMC Chapter 1 Section 12.24 X.28, a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling on an approximately 5,027 square foot lot fronting on a Substandard Hillside Limited Street (San Miguel Street) without providing a minimum 20-foot roadway width for the continuous paved roadway to the boundary of the Hillside Area pursuant to the LAMC Chapter 1 Section 12.21 C.10(i)(3), with additional terms and conditions; and
4. Adopted the Conditions of Approval and Findings.

Corrections are noted using track changes, where a strikethrough indicates deleted text and underline indicates new text to be inserted.



Planning APC South Valley <apcsouthvalley@lacity.org>

Fwd: Case-ZA2021-10359-ZAD. Case-ZA-2021-10333-ZAD

2 messages

Miggy53 <miggy53@gmail.com>
To: apcsouthvalley@lacity.org

Mon, Sep 8, 2025 at 1:52 PM

Sent via Gmail

----- Forwarded message -----

From: **Miggy53** <miggy53@gmail.com>

Date: Sun, Sep 7, 2025 at 12:55 PM

Subject: Case-ZA2021-10359-ZAD. Case-ZA-2021-10333-ZAD

To: <courtney.yellen@lacity.org>

CC: <repsherman@mail8.housecommunications.gov>, iccdunes@gmail.com <iccdunes@gmail.com>, <drlillahemi@gmail.com>, whk12658@gmail.com <whk12658@gmail.com>, Deanna Migdal <deannamigdal@gmail.com>

Dear Courtney,

As a resident of [21111 San Miguel St, Woodland Hills, Ca 91364](#) I am extremely upset and concerned regarding Application Case Numbers ZA-2021-10359-ZAD and ZA-2021-10333-ZAD.

As it currently stands, both San Miguel and Nofral are substandard hillside streets. Both of these streets are incredibly narrow, have multiple blind spots, and any type of service vehicles performing work on either street blocks traffic and makes it totally unsafe and unusable.

There is already very limited parking and any vehicles who do park on either street are a potential hazard to residents attempting to access their homes. I have witnessed several collisions due to blind turns, intersecting streets and no street lamps.

There is no question these streets must be completely widened in order to accommodate the proposed building applications. But more importantly, there really is no room to safely build two more homes on this hillside. There's no parking to accommodate the existing homes let alone more homes and their associated vehicles. The streets are too narrow, and having construction vehicles and personnel on these streets for the time required to build will make the entire area unsafe and unusable for years.

There is only one fire hydrant that I'm aware of down San Miguel and in the event of a fire this will also be a major problem.

But most importantly, this residential area is already highly congested and the idea of building additional homes on these streets will make it a less desirable location, ultimately forcing the existing property values to decline. We already live in a fire and flood zone, and permitting additional homes to be built in an already congested area with existing hazardous issues is completely irresponsible on the part of the city.

Consequently, we implore you to do the right thing rather than the convenient thing, and permanently deny both of these applications.

Sincerely

Gary & Deanna Migdal
[21111 San Miguel St](#)
[Woodland Hills, California 91364](#)

Approved Plans Inc.
6442 Platt Ave. #316
West Hills, Ca. 91307
Tel: (818) 439-9787
E-mail : approvedplans@yahoo.com

To: Honorable SVAPC Commissioners,

Re: 4949 – 21140 Nofral Road, Woodland Hills.

ZA-2021-10333-ZAD-1A and ZA-2021-10359-ZAD-1A

Date: 9-5-25

This statement is to respond to the appeal filed by neighbor across San Miguel Street located at north part of our two project sites, San Miguel Street is approx. 50 feet below the Nofral Drive elevation which will be the actual drive way and access to our future homes. San Miguel Street is in great condition as far as the pavement and concrete curb and gutter on north the neighbor side and asphalt curb only on our side which continues to the bottom of hill which ends at Alhama Drive. Per department of public work BOE, San Miguel Street width varies from 18 to 20 feet and BOE requires to be widen to have 20 feet minimum.

However, City Planning Zoning Administer denied our first request for wavier of widening our frontage and approving our second request for wavier of improving and widening the continuation San Miguel St. to the bottom of Hillside Alhama Drive. The justification for Zoning Administrator approving our wavier is, unnecessary improvement and very costly and expensive process for such improvement that will not benefit the community.

BOE requirement for widening and improving San Miguel Street from 18 to 20 feet will be calculated from center line of the street, and may require the improvement of both side of the street.

I believe the neighbor appeal is, because they do not like to see two new houses across San Miguel St. which may cause privacy issues for them and specially when they found out how expensive or may be impossible for us to develop San Miguel St. I believe the neighbor appeal should be Denied.

Sincerely,

Applicant representative,

Oscar A. Ensafi

Design and Land Use Consultant



Planning APC South Valley <apcsouthvalley@lacity.org>

Sept 11 Public Hearing Attendance

1 message

Brooke Migdal <brookemigdal@gmail.com>

Sun, Sep 7, 2025 at 1:10 PM

To: "apcsouthvalley@lacity.org" <apcsouthvalley@lacity.org>

To whom it may concern,

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Thank you,
The Migdal Family



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Thank you,
The Migdal Family

DAY OF HEARING SUBMISSIONS



Fwd: Case No. ZA-2024-6807-ZV (15120 Keswick Street)

1 message

Carz Citi Collision <carciticollision@yahoo.com>

Wed, Sep 3, 2025 at 1:08 PM

To: apcsouthvalley@lacity.org

Cc: Joanna Marroquin <joanna.marroquin@lacity.org>, PepRestaurantConsulting@gmail.com

as a representative for Carz Citi auto collision my name is Albert K. I'm sending you an email regarding changing my representative Ted. It's going to represent me in the city because the previous representative which was Peter Ayala he completely disappear on us making excuse like involving an accident, which we don't quite believe it, but he just completely out of the picture. My new guy we just hired it's going to represent us. Please consider to work with him. We greatly appreciate.

Hamid Azarbin
22655 Covello St.
West Hills, CA 91307

9/8/2025

South Valley Area Planning Commission
6262 Van Nuys Blvd., Room 1B,
Van Nuys, CA 91401

Re: 21140 North Nofral Road, Woodland Hills, CA (ZA-2021-10333-ZAD-1A)
4949 North Nofral Road, Woodland Hills, CA (ZA-2021-10359-ZAD-1A)

Dear Members of the Committee,

I am the owner of the subject properties at the above-referenced addresses. This letter is submitted in support of the city's previous decision regarding the Zoning Administration Determination for my proposed project. I respectfully request that you uphold the initial ruling, which was a fair and reasonable compromise based on a thorough review of the facts.

The core of our position lies in the principle of **nexus and proportionality**. This standard planning concept dictates that any condition imposed on a development must have a direct connection (a "nexus") to the project's impact and be roughly proportional to that impact. Our proposed project has been meticulously designed with vehicle access and parking garages located **exclusively on Nofral Road**, a standard-width street. The project will have no driveways, no new traffic, and no access from San Miguel Street.

Therefore, our development will not create or contribute to the existing traffic, safety, or access issues on that lower street. Given this lack of a nexus, requiring us to fund a full street widening is a disproportionate and unreasonable burden.

The city's original decision to have us improve the street along our specific property frontage was a commendable and fair resolution. We willingly agreed to this significant concession to improve a portion of the public street, even though our project does not rely on it. This action demonstrates our commitment to being a good neighbor and our willingness to address the issue in a manner that is both practical and equitable.

The concerns raised in the appeal, such as access for large vehicles and emergency services, are valid public safety issues that affect the entire neighborhood. However, they are **pre-existing conditions** on a public street and should be addressed as a public works project, rather than being placed as an unfair financial and logistical burden on a private landowner whose project does not even use that street.

For over three years, we have worked diligently and invested considerable resources to ensure our project is fully compliant, providing extensive reports from arborists, biologists, and environmental consultants, and meeting all fire department and DWP requirements. We are simply asking for the opportunity to move forward with building our family homes in compliance with all regulations.

I respectfully ask that you consider these facts and uphold the committee's previous, well-reasoned decision.

Thank you for your time and careful consideration of this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "H. Azarbin". The signature is fluid and cursive, with a long horizontal stroke at the end.

Hamid Azarbin



SC03CH-KMC52505082...

**BOB BLUMENFIELD**

Councilmember, Third District

PLEASE REVIEW
APPROVED:
OK AS AMENDED: _____

April 24, 2025

Concerns Regarding Street Widening Condition For ZAD Determinations

Dear Zoning Administrator Sarporana,

I am writing to express my support for the neighbors of the proposed developments at 21140 Nofral Road and 4949 Nofral Road, (corresponding ZA Cases ZA-2021-10359-ZAD and ZA-2021-10333-ZAD), and their collective desire to preserve the conditions requiring the developer to widen Nofral Road and San Miguel Street by 20 feet.

I would like to take this opportunity to reiterate the safety concerns that were expressed during the Zoning Administrator Hearing on March 27, 2025. First, both San Miguel Street and Nofral Road are designated substandard Limited Hillside streets, whose narrowness pose traffic challenges – It is difficult for vehicles to pass, especially when trucks or SUVs are parked along the curb. On several occasions, large landscaping trucks have parked on these streets for extended periods, completely blocking through-traffic. Second, many of the roads in this area feature blind spots created by steep three-way intersections, making visibility difficult. Third, the narrow roads make it difficult for fire trucks, ambulances, and other emergency vehicles to access the area.

Given the foregoing, I strongly support the neighbors of 4949 Nofral Road in requesting that the street widening conditions on Nofral Road and San Miguel Street be preserved as part of the Zoning Administrator Determination.

If you have any questions or if you have suggestions for additional traffic safety measures for Woodland Hills, please contact my Woodland Hills Field Deputy, Seth Samuels, at seth.samuels@lacity.org or at (818) 774-4330.

It is my distinct honor and privilege to serve as your representative on the Los Angeles City Council. Serving you and providing the highest level of constituent service is my top priority.

Sincerely,

Bob Blumenfield
Councilmember
City of Los Angeles

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