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Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“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.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

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If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS

DAY OF HEARING SUBMISSIONS



Department of City Planning

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

December 11, 2025

TO: South Valley Planning Commission

FROM: Christine Saponara, Associate Zoning Administrator

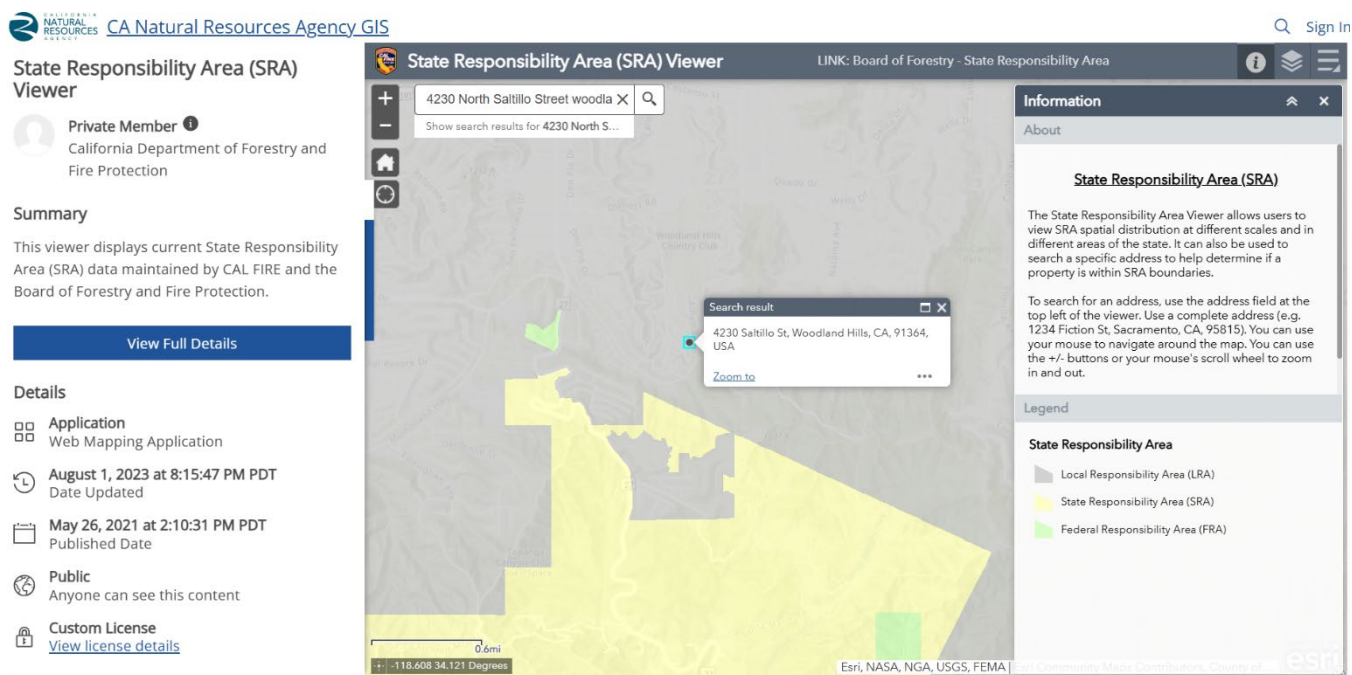
ADDITIONAL INFORMATION FOR CASE NO. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A; 4230 NORTH SALTILLO STREET

Below are screenshot images taken from Googlemaps, facing south on Saltillo Street of the project site, showing the extent of improvements and development that are currently adjacent to and abutting Satillo Street.





Below is a screenshot of the California National Resources Agency GIS website, last accessed on 12/11/2025 at 2:55 p.m. at <https://gis.data.cnra.ca.gov/apps/CALFIRE-Forestry::state-responsibility-area-sra-viewer/explore>, that shows that the project site is located within a Local Responsibility Area (LRA), not a State Responsibility Area (SRA).





Day of Hearing Submission #ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A

1 message

Victoria Wilson <victoria.romanee.wilson@gmail.com>
To: apcsouthvalley@lacity.org

Thu, Dec 11, 2025 at 2:55 PM

To Whom It May Concern:

I am writing on behalf of Pluemjit Wilson, one of the appellants in case #ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A. Pluemjit Wilson owns the property located at 21305 Las Pitas Road. My name is Victoria Wilson. I am Pluemjit Wilson's daughter and a beneficiary of the Wilson Trust. Because my mother has Alzheimer's Disease, I currently have Power of Attorney over her affairs. In this role, I advocate on her behalf.

I would like to submit for the commission's consideration a police report that I filed with the Los Angeles Police Department on 6/4/25. This police report documents an act of vandalism committed by Mr. Mehran Tebayani, owner of the property located at 4230 North Saltillo Street. I have included a photograph of the vandalized property - a full grown Pepper tree that was spray painted orange by engineers that Mr. Tebayani hired to survey his property.

I brought this matter to the attention of Mr. Tebayani on June 4, 2025. He denied responsibility for this, despite the fact that there are wooden stakes spray painted with the same shade of paint located throughout his property. Mr. Tebayani told me that because I have no video recording of the tree being spray painted, that I cannot prove he is responsible. However, my neighbor who resides at 4224 Saltillo witnessed the vandalism as it was being committed.

In addition to the points made in the appeal letter submitted by Pluemjit Wilson during December 2024, I urge the commission to consider whether the developers to whom they issue permits are following the laws related to the properties of their neighbors. Developers are prohibited from (1.) trespassing on neighboring property, and (2.) defacing trees on neighboring property.

Best,

Victoria Wilson

2 attachments



21305 Las Pilas Vandalized Tree.jpg
1018K



LAPD Vandalism Report.pdf
142K



This incident has been reported to the
Los Angeles Police Department
and is pending approval

Los Angeles Police Department
100 West 1st Street Room
Los Angeles, CA 90012
877-275-5273

General Information

Incident Type	Vandalism
Tracking Number	250604900272
Report Date	06/04/2025 03:55 PM

Reporting Person Information

Name	Wilson, Victoria Romanee
Home Address	21311 Las Pilas Road, Woodland Hills, CA 91364, US
Primary Phone	747-323-7023
Email	victoria.romanee.wilson@gmail.com
Work Address	21311 Las Pilas Road, Woodland Hills, CA 91364, US
Work Phone	X
Race	Other
Gender	Female
Date of Birth	04/09/1979
Driver License No	B6627860
Licensing State	CA
Age	46
Height	502
Weight	125
Eye Color	Brown
Hair Color	Brown

Incident Information

Incident Location	21311 Las Pilas Road, WOODLAND HILLS, CA 91364
Enter the date/time the property was vandalized/damaged. If unknown, enter the last time you know the property was undamaged.	05/01/2025 02:45 PM
Enter the date/time the property was vandalized/damaged. If unknown, enter the time you discovered the property was damaged.	06/01/2025 02:45 PM
Location Type	Residence / Home / Driveway

Property Information

No 1	
Type	Other
Color	Green
How Many	1
Damaged Value (\$)	5000.00
Type of Damage	Spray Painting or Painting
Property Description	Full-grown Pepper Tree

Narrative

Incident Description	On June 1, 2025, I discovered that someone spray painted one of the Pepper trees and an ivy plant on my property with bright orange spray paint. The vandalized Pepper tree is located at 21305 Las Pilas Rd. in Woodland Hills. I also saw that someone had planted wooden stakes that are sprayed with the same bright orange paint in the ground of the property behind 21305 Las Pilas Rd, which is located at 4238 Saltillo St. On June 2, 2025 my neighbor who lives at 4224 Saltillo told me that he witnessed people working on 4238 Saltillo spray paint my Pepper tree. Based on the information that my neighbor provided, on June 4, 2025 I called the owner of 4238 Saltillo, Mehran Tebayani, to hold him accountable for the vandalization of my Pepper tree and to ask him to remove the paint. We met by both of our properties at 2:15 pm that day. During this meeting, I showed him the wooden stakes spray painted in bright orange planted in the ground of his property, and the part of my tree that was also spray painted in bright orange. He said there is a possibilty that the engineers he hired to survey his land tagged my tree, but that it is impossible to say for sure. He also said that he is not resposible for the vandalism. In the process of explaining this, he tresspassed onto my property and removed some ivy leaves that had orange paint on them, despite me telling him not to do that. He told me that he would ask the engineering company that he hired if they spray painted my tree, but that he is certain they will say no. He left the meeting saying that what happens on my property is my responsibility. I have attached photos of the Pepper tree at 21305 Las Pilas Rd as well as photos of the bright orange wooden stakes at 4230 Saltillo. I would like the police to test the paint on the tree and the paint on the wooden stakes to verify that it is the same exact paint.
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You will be notified via email of any problems with your report. Once your report is approved, it will be issued a case number and you will receive a PDF copy as an attachment in your email within approximately five business days.

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