

**SOUTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, SEPTEMBER 24, 2020 AFTER 4:30 P.M.  
(via TELECONFERENCE)**

**Meeting presentations will be available here (<https://tinyurl.com/SouthValleyAPC09-24-20>) by Sept. 21, 2020.  
Compliant Day-of-Meeting Submissions will be added to this drive as they are received.**

Mark Dierking, President  
Lydia Drew Mather, Vice President  
Rebecca Beatty, Commissioner  
Raymond J. Bishop, Commissioner  
Anna Menedjian, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Shana M. M. Bonstin, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

James K. Williams, Commission Executive Assistant II  
[apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org)  
(213) 978-1295

**In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the South Valley Area Planning Commission meeting will be conducted entirely telephonically.**

**SOUTH VALLEY AREA PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450. YOU CAN ALSO VIEW THE MEETING ONLINE VIA ZOOM AT:  
(<https://planning-lacity-org.zoom.us/j/92383194811>) AND USE MEETING ID: 923 8319 4811.**

**Members of the public who wish to participate in the meeting and offer public comment to the South Valley Area Planning Commission, can either access the link located above or call 1 (213) 338-8477 or 1 (669) 900-9128 and use Meeting ID No. 923 8319 4811 and then press #. Press # again when prompted for participant ID.**

Pursuant to the Commission's operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon.

Written submissions are governed by Rule 4.3 of the South Valley Area Planning Commission Rules and Operating Procedures which are posted online at <https://planning.lacity.org>, by selecting "About", "Commissioners", "South Valley Area Planning Commission", and "Operating Procedures". However, please see revised submission guidelines below which have been modified in order to accommodate the conduct of the meeting telephonically.

**Initial Submissions**, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials must be emailed to [apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org). **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48-hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to [apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org). **Day of Hearing Submissions** within 48 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs and must be submitted electronically to [apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org). Photographs do not count toward the page limitation. Submissions that do not comply with these rules will be stamped "**File Copy. Non-Complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1295 or by email at [apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org) no later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Agendas and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "About", "Commissions, Boards & Hearings", and filter by "South Valley Area Planning Commission".

For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>

***Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300  
Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.***

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – August 27, 2020 and September 10, 2020

2. **NEIGHBORHOOD COUNCIL**

Presentations by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement by email to [apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org). THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

Members of the public who wish to participate in the meeting and offer public comment to the South Valley Area Planning Commission, can either access the link located at the top of this agenda or call **1 (213) 338-8477 or 1 (669) 900-9128** and use MEETING ID No. **923 8319 4811** then press #. Press # again when prompted for participant ID.

4. **RECONSIDERATIONS**

- a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.
- b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. [VTT-82539-SL-1A](#)  
CEQA: ENV-2019-242-CE  
Plan Area: Sherman Oaks – Studio City- Toluca Lake –  
Cahuenga Pass

Council District: 2 - Krekorian  
Last Day to Act: 10-08-20

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 12918 West Bloomfield Street

**PROPOSED PROJECT:**

A Vesting Tract Map to subdivide one lot, approximately 8,497 square feet, into five single-family lots. The proposed subdivision of land will result in the demolition of a one-story single-family residential dwelling, detached garage, and the removal of four non-protected trees for the construction, use, and maintenance of five new dwellings each with a two-covered garage and a minimum of four new trees.

**REQUESTED ACTIONS:**

An appeal of the Advisory Agency's determination dated June 9, 2020, which:

1. Determined based on the whole of the administrative record, that the Project is exempt from State CEQA Guidelines Article 19, Section 15332, Class 32 (Infill development), and
2. Approved, pursuant to the Small Lot Subdivision Ordinance No. 185,462, a Vesting Tentative Tract No. VTT-82539-SL for a maximum of five small lots; and
3. Approved, pursuant to Section 17.03 of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment for a rear and side yard setbacks reduction as conditioned, in the RD1.5-1-RIO Zone.

**Applicant:** Michael Shlomof, 12918 Bloomfield LLC  
Representative: Armin Gharai, GA Engineering Inc.

**Appellant:** Yejudah Fersht

**Appellant:** Gavriel Stark

**Staff:** Olga Ayala, Planning Assistant  
[olga.ayala@lacity.org](mailto:olga.ayala@lacity.org)  
(818) 374-5042

6. [ZA-2007-1255-ZAD-1A](#)  
CEQA: ENV-2005-2301-EIR; SCH No. 2005111054  
Plan Area: Canoga Park – Winnetka –  
Woodland Hills – West Hills

Council District: 3 – Blumenfield  
Last Day to Act: 9-24-20  
Remanded by City Council

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 22241-22255 West Mulholland Drive

**PROPOSED PROJECT:**

A retaining wall 70 feet in length and up to eight feet in height, in lieu of the three and one-half feet height limit for fences and walls within the required front yard in an R Zone otherwise permitted by Section 12.22 C.20(f)(2); and

Five retaining walls on one lot with a maximum height of 11 feet 6 inches from proposed finished grade, in lieu of the maximum one retaining wall per lot with a maximum height of 12 feet or maximum two retaining walls provided a minimum horizontal distance between walls of three feet and maximum wall height of 10 feet otherwise permitted by LAMC Section 12.21 C 8. After recordation of final map and subdivision into 19 lots, the project will be consistent with the zoning code provisions, and no lot will have more than one retaining wall.

**APPEAL:**

An appeal of the Zoning Administrator's determination dated November 1, 2019, which:

1. Found, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Vesting Tentative Tract Map No. 67505 Project Environmental Impact Report No. ENV-2005-2301-EIR (SCH No. 2005111054 ), certified on November 1, 2019; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Approved, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X. 7, a Zoning Administrator's Determination to allow Lot 13, approved pursuant to VTT-67505, to include a retaining wall 70 feet in length and up to eight feet in height, in lieu of the three and one-half feet height limit for fences and walls within the required front yard in an R Zone otherwise permitted by Section 12.22 C.20(f)(2); and
3. Approved, pursuant to LAMC Section 12.24 X.26, a Zoning Administrator's Determination to allow five retaining walls on one lot with a maximum height of 11 feet 6 inches from proposed finished grade, in lieu of the maximum one retaining wall per lot with a maximum height of 12 feet or maximum two retaining walls provided a minimum horizontal distance between walls of three feet and maximum wall height of 10 feet otherwise permitted by LAMC Section 12.21 C 8. After recordation of final map and subdivision into 19 lots, the project will be consistent with the zoning code provisions, and no lot will have more than one retaining wall.

**Applicant:** David Schwartzman, DS Ventures LLC  
Representative: Jerry Neuman, DLA Piper

**Appellant 1:** Carlos Duque, Save Oak Savanna  
Representative: Robert Glushon and Kristina Kropp, Luna & Glushon

**Appellant 2:** Mountains Recreation and Conservation Authority  
Representative: Garrett Weinstein

**Appellant 3:** Santa Monica Mountains Conservancy  
Representative: Paul Edelman

**Appellant 4:** Kathleen Vercillo, Louisville High School  
Representative: James C. Hughes, James C. Hughes a Professional Corp.

**Appellant 5:** Beth Rider

**Staff:** David Weintraub, Associate Zoning Administrator;  
Jivar Ashfar, City Planning Assistant  
[Jivar.ashfar@lacity.org](mailto:Jivar.ashfar@lacity.org)  
(213) 847-3630

The next regular meeting of the South Valley Area Planning Commission will be held on **Thursday, October 8, 2020 at 4:30 p.m.**

### **Notice to paid Representatives**

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org).

### **Reasonable Accommodations Consistent with Federal and State Law and California Governor's Executive Order N-29-20**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Language interpreters, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **three working days (72 hours)** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1295 or by e-mail at [apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org).

### **Telecommunication Relay Services**

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detail descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the CA is a telemarketer. If you hear, "Hello. This is the relay service . . ." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.