

**SOUTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, MAY 26, 2022 AFTER 4:30 P.M.  
(via TELECONFERENCE)**

Meeting presentations will be available here <https://tinyurl.com/SouthValleyAPC5-26-22> by May 23, 2022.  
Compliant Day-of-Meeting Submissions will be added to this drive as they are received.

Mark Dierking, President  
Lydia Drew Mather, Vice President  
Vanessa Barraza, Commissioner  
Lisa Karadjian, Commissioner  
Ilyanne Morden Kichaven, Commissioner

Vincent P. Bertoni, AICP, Director  
Shana M. M. Bonstin, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

Alice Inawat, Commission Executive Assistant  
[apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org)  
(213) 526-7123

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:**

In accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the South Valley Area Planning Commission's May 26, 2022 meeting will be conducted via telephone and/or videoconferencing.

**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/85305270050> AND USE MEETING ID: 853 0527 0050 AND PASSCODE 575270.**

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. 853 0527 0050 and then press #. Press # again when prompted for participant ID. You may use passcode 575270.

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) 526-7123 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 agendized 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 online at <http://planning.lacity.org>, by selecting "About", "Commissions, Boards & Hearings", and filter by "South Valley Area Planning Commission".

If you would like to receive a determination letter for any item on today's agenda, please email your request to [apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org). Please include your contact information (email or mailing address) and the case number associated with the item.

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, en todas las juntas de la comisión.***

1. **DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE**

Motion Required. Pursuant to Government Code Sections 54953(e)(1)(B)-(C), and (e)(3)(A) and (e)(3)(B)(i), a determination that the COVID-19 State of Emergency continues to directly impact the ability of members to meet safely in person and possible Commission action.

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

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – May 12, 2022

3. **NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS**

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). At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken for consideration.

4. **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. **853 0527 0050** then press #. Press # again when prompted for participant ID. You may use passcode: **575270**.

5. **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.

6. **ZA-2019-4079-ZAD-DRB-SPP-MSP-1A**

CEQA: ENV-2019-4080-CE

Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills

Council District: 3 – Blumenfield

\*\*Last Day to Act: 05-26-22

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 4621 Saltillo Street

**PROPOSED PROJECT:**

Construction of a new, two-story, single-family dwelling with a 1,303 square-foot basement (including a 482 square-foot ADU) and a 578 square-foot, four-car garage. The structure includes 2,368 square feet of Residential Floor Area on an approximately 5,162 square-foot lot. Also included is a swimming pool and four new retaining walls with a maximum height of 10 feet. The proposed structure has a maximum envelope height of 25 feet.

**REQUESTED ACTIONS:**

An appeal of the Zoning Administrator’s Determination dated February 24, 2022 which:

- 1. Determined, based on the whole of the administrative record, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303, Class 3 and 15303, Class 3, and that there is no substantial evidence demonstrating that any exceptions contained in Section 15300.2 of the State CEQA Guidelines regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, hazardous waste sites or historic resources applies;
- 2. Approved, pursuant to Section 12.24 X.28 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator’s Determination to permit the construction of a single-family dwelling on a lot fronting on a Substandard Hillside Limited Street without providing a 20-foot wide continuous paved roadway from the driveway apron that provides access to the main residence to the boundary of the Hillside Area as required by LAMC Section 12.21C.10(i)(3);
- 3. Denied, pursuant to LAMC Section 12.24 X.28, a Zoning Administrator’s Determination to permit the construction of a new single-family dwelling fronting on a Substandard Hillside Limited Street without providing a minimum 20-foot wide roadway adjacent to the property as required by LAMC Section 12.21 C.10 (i)(2);
- 4. Approved, pursuant to LAMC Section 12.24 X.28, a Zoning Administrator’s Determination to permit the construction of a new single-family dwelling fronting on a Substandard Hillside Limited Street while providing a maximum 2.5-foot widening of the roadway measured from the center line of Saltillo Street adjacent to the property;
- 5. Denied, pursuant to LAMC Section 12.24 X.26, a Zoning Administrator’s Determination to permit the construction of a new single-family dwelling with four retaining walls on site, in lieu of the maximum of two retaining walls allowed per LAMC 12.21 C.8;

6. Approved, pursuant to LAMC Section 12.24 X.26, a Zoning Administrator's Determination to permit the construction of a new single-family dwelling with three retaining walls on site, in lieu of the maximum of two retaining walls allowed per LAMC 12.21-C.8;
7. Approved, pursuant to LAMC Section 11.5.7 C and 16.50, 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, construction of a new, two-story, single-family dwelling with a 1,303 square-foot basement (including a 482 square-foot Accessory Dwelling Unit [ADU]) and a 578 square-foot, four-car garage. The structure shall include a maximum of 2,368 square feet of Residential Floor Area on an approximately 5,162 square-foot lot. Also requested is a swimming pool and four (three approved) new retaining walls with a maximum height of ten feet. The proposed structures has a maximum envelope height of 25 feet;
8. Approved, pursuant to LAMC Sections 11.5.7 C, and Section 2 of the Girard Tract Specific Plan (Ordinance No. 170,774), a Project Permit Compliance for the construction of a new, two-story, single-family dwelling with a 1,303 square-foot basement (including a 482 square-foot Accessory Dwelling Unit [ADU]) and a 578 square-foot, four-car garage. The structure shall include a maximum of 2,368 square feet of Residential Floor Area on an approximately 5,162 square-foot lot. Also requested is a swimming pool and four (three approved) new retaining walls with a maximum height of ten feet. The proposed structure has a maximum envelope height of 25 feet; and
9. Adopted the Conditions of Approval and Findings.

**Applicant:** Byron Valencia, Ivy Green Construction, Inc.  
Representative: Emiliano Ochoa, Solid Space Design, Inc

**Appellant:** Noah Beery

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

Charles J. Rausch, Associate Zoning Administrator

The next regular meeting of the South Valley Area Planning Commission  
will be held on **Thursday, June 6, 2022**

**\*\*Pursuant to Mayor Garcetti's Emergency Order issued on March 21, 2020, which was subsequently extended on April 17, 2020, the time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.**

#### **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) 526-7123 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.