

**SOUTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, JULY 27, 2023 AFTER 4:30 P.M.  
MARVIN BRAUDE SAN FERNANDO VALLEY  
CONSTITUENT SERVICE CENTER  
6262 VAN NUYS BOULEVARD, ROOM 1B  
VAN NUYS, CA 91401**

**Meeting presentations will be made available here (<https://tinyurl.com/SVAPC07-27-23>) by Monday, July 24, 2023. Compliant Day of Submissions will be added to this drive.**

Vanessa Barraza, Vice President  
Jasson Crockett, Commissioner  
Lisa Karadjian, Commissioner  
Lydia Drew Mather, Commissioner  
Vacant, Commissioner

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

Neverly Ann Hill, Commission Executive Assistant  
[apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org)  
(818) 374-3384

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

Pursuant to the Commission's general 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. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

**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/88946016380> AND USE MEETING ID: 889 4601 6380 AND PASSCODE 873168.** Members of the public who wish to participate in the meeting and offer verbal public comment remotely to the South Valley Area Planning Commission can either access the link located above or call **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 889 4601 6380** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 873168**. For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, may be subject to technical issues. Should technical difficulties occur or persist, the in-person meeting shall continue to be conducted.

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These are governed by the South Valley Area Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org>. However, please see submission guidelines below which have been modified to accommodate the hybrid meeting format.

**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 are to 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). Photographs do not count toward the page limitation. **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. Day of Hearing Submissions are to be submitted electronically to [apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org) and 12 hard copies must be submitted at the in-person meeting. 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 (818) 374-3384 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 described in this notice, 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," 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>.

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.

**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 - May 25, 2023

## **2. 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.

## **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 **(213) 338-8477** or **(669) 900-9128** and use **Meeting ID No. 889 4601 6380** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 873168**.

## **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. [ZA-2021-10466-ZAD-DRB-SPP-MSP-1A](#)**

CEQA: ENV-2018-1792-CE

Plan Area: Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass

Council District: 4 – Raman

Last Day to Act: 08-14-23

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 7315 – 7321 West Pyramid Place

**PROPOSED PROJECT:**

Construction, use, and maintenance of a new 3,765 square-foot, three-story single-family residence with an attached 380 square-foot street level, two-car garage on a lot fronting on a Substandard Hillside Limited Street.

**REQUESTED ACTIONS:**

An appeal of the May 15, 2023 Zoning Administrator's Determination which:

1. Determined, based on the whole of the administrative record, that the Project, is exempt from CEQA pursuant to State CEQA Guidelines Article 19, Section 15303, Class 3 (the development of single-family home), and there is no substantial evidence demonstrating that an exception pursuant to CEQA Guidelines, Section 15300.2 regarding location, cumulative impacts, significant effects or unusual circumstances, scenic highways, hazardous waste sites or historic resources applies;
2. Approved, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 X.28, a Zoning Administrator's Determination for the construction of a new, 3,765 square-foot, three-story, single-family dwelling with an attached 380 square-foot, two car garage at street level on a lot fronting on a Substandard Hillside Limited Street without widening the street to a width of 20 feet in front of the subject property as required by LAMC Section 12.21 C.10(i)(2);
3. Approved, pursuant to LAMC Section 12.24 X.28, a Zoning Administrators Determination for the construction of a new, 3,765 square-foot, three-story, single-family dwelling with an attached 380 square-foot, two car garage at street level on a lot fronting on a Substandard Hillside Limited Street without providing a minimum 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 12.21 C.10(i)(3);
4. Approved, pursuant to LAMC Sections 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, a Project Permit Compliance and Design Review for the construction of a new, 3,765 square-foot, three-story, single-family residence, and an attached 380 square-foot, two-car garage at street level. The Project includes no additional square footage in the basement or porch/patio/breezeway area. The Project includes 1,006 square feet of hardscape, a swimming pool, spa and two retaining walls attached to the house foundation. The proposed structure totals approximately 3,765 gross square feet, of which 3,565 square feet is Residential Floor Area. The proposed Project's maximum building height is 28 feet. The Project is in the Inner Corridor, subject to the Baseline Hillside Ordinance adopted on March 17, 2017, and on an approximately 10,758 square-foot vacant lot. The building pad is upslope of the Mulholland Drive right-of-way but is not visible from Mulholland Drive due to an intervening ridge line. Per an Arborist Tree Report prepared by James Komen, updated on August 31, 2021, the Project proposes the removal of 12 protected trees including ten California Black Walnut (three of which are dead), one Native Oak, and one Mexican Elderberry shrub and five non-protected significant trees. The Project requires 746 cubic yards of cut, 186 cubic yards of fill, 560 cubic yards of import and zero cubic yards of export; and
5. Adopted the Conditions of Approval and the Findings.

**Applicant:** END, LLC  
Representative: Tom Nulman

**Appellant:** Angelenos for Trees  
Representative: Jamie T. Hall, Channel Law Group, LLP

**Staff:** Brian Chun, Planning Assistant  
[brian.chun@lacity.org](mailto:brian.chun@lacity.org)  
(213) 978-1318

Charles J. Rausch, Associate Zoning Administrator

The next regular meeting of the South Valley Area Planning Commission  
will be held on **Thursday, August 10, 2023 at 4:30 p.m.**

Marvin Braude San Fernando Valley  
Constituent Service Center  
6262 Van Nuys Boulevard, Room 1B  
Van Nuys, CA 91401

#### **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 Section 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**

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (818) 374-3384 or by email 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 detailed 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 Communications Assistant (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.