

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, DECEMBER 12, 2024 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/SouthValleyAPC12-12-24>) by Monday,
December 9, 2024.**

Compliant Day of Submissions will be added to this drive.

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

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

April M. Hood, Commission Executive Assistant I
apcsouthvalley@lacity.org
(213) 756-1741

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/81547735043> AND USE MEETING ID: 815 4773 5043 AND PASSCODE 796338. 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. 815 4773 5043** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 796338**. 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. **Remote participation is available only for those wishing to provide public comment; Applicants, Appellants, and/or Representatives are required to attend the meeting in person.**

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. **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. 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 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 (213) 756-1741 or by email at 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. 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 Minutes - August 8, 2024 and August 22, 2024

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. 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.815 4773 5043** and then press #. Press # again when prompted for participant ID. Please use **Meeting Passcode 796338**.

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-2020-179-CU-1A
CEQA: ENV-2020-180-CE
Plan Area: Encino - Tarzana

Council District: 4 – Raman
Last Day to Act: 1-23-25

PUBLIC HEARING REQUIRED

PROJECT SITE: 4954 North Encino Avenue

The Applicant is requesting that the matter be continued to a date certain of January 23, 2025.

PROPOSED PROJECT:

An application for a Conditional Use Permit to authorize the use and maintenance of an existing House of Worship (synagogue) with a total of 3,774 square feet (3,610 existing square feet plus a 164 square foot addition), on a 17,306 square foot lot in the RA-1 Zone.

APPEAL:

A Partial Appeal, specifically appealing the Conditions of Approval, of the Associate Zoning Administrator's Determination, dated August 30, 2024, which:

1. Determined, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301, Class 1 (Existing Facilities), and Section 15305, Class 5 (Minor Alterations in Land Use Limitations), and 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, or hazardous waste sites, or historical resources applies;
2. Approved, pursuant to Section 12.24 W.9 of the Los Angeles Municipal Code (LAMC), a Conditional Use to authorize the continued use and maintenance of an existing house of worship(synagogue) in the RA-1 Zone; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Rabbi Avraham Saadon
Representative: Benjamin Reznik; Jeffer Mangels Butler & Mitchell LLP

Appellant 1: Alan Mandelberg and Phil Mizrahie; Mandelberg Mizrahie
Robert L. Glushon; Luna and Glushon

Appellant 2: Neighborhoods First, Inc.
Robert L. Glushon; Luna and Glushon

Appellant 3: Encino Property Owners Association, Inc.

Staff: Courtney Yellen, City Planning Assistant
courtney.yellen@lacity.org
(818) 374-5059

6. [APCSV-2024-6332-CUB-SPPE-SPPC](#)
CEQA: ENV-2018-7168-CE
Plan Area: Sherman Oaks - Studio City - Toluca Lake -
Cahuenga Pass

Council District: 4 – Raman
Last Day to Act: 12-30-24

PUBLIC HEARING REQUIRED

PROJECT SITE: 11612 - 11618 West Ventura Boulevard

PROPOSED PROJECT:

A Conditional Use Permit request to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing 3,849-square-foot restaurant with live entertainment, 117 indoor and 26 outdoor seats. The project is also requesting a Specific Plan Exception to permit zero on-site parking spaces in lieu of 30 spaces otherwise required by the Ventura-Cahuenga Boulevard Corridor Specific Plan. Proposed hours of operation are from 8 a.m. to 10 p.m. on Sundays through Wednesdays; 8 a.m. to 11 p.m. on Thursdays; and 8 a.m. to 1 a.m. on Fridays and Saturdays. The hours of operation for the outdoor patio will be from 8 a.m. to 10 p.m., daily. The project also involves legalizing a change of use from retail to restaurant for a 1,864 square-foot tenant space (inclusive). The project does not involve any exterior alterations or construction to expand the existing building.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, an exemption from CEQA pursuant to CEQA Guidelines Sections 15301 and 15303; and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Pursuant to Section 12.24 W.1, Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow the continued sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant;
3. Pursuant to LAMC Section 12.24 W.27, a Conditional Use to authorize hours of operation beyond the 7:00 a.m. and 11:00 p.m. otherwise permitted within a Commercial Corner/Mini-Shopping Center. Proposed hours of operation are from 8 a.m. to 10 p.m. on Sundays through Wednesdays; 8 a.m. to 11 p.m. on Thursdays, and 8 a.m. to 1 a.m. on Fridays and Saturdays. The hours of operation for the outdoor patio will be from 8 a.m. to 10 p.m., daily;
4. Pursuant to LAMC Section 13B.4.5.A.2. of Chapter 1A, a Project Exception from the Ventura / Cahuenga Boulevard Corridor Specific Plan, to allow zero parking space in lieu of 30 parking spaces required in Section 7.F.1.c.; and
5. Pursuant to LAMC Section 13B.4.2. of Chapter 1A, a Project Compliance Review to permit a change of use from retail to restaurant on a 28,242 square-foot lot.

Applicant: Arnon Raphael
Representative: Michael Ayaz

Staff: Adrineh Melkonian, City Planner
adrineh.melkonian@lacity.org
(213) 978-1301

The next regular meeting of the South Valley Area Planning Commission will be held on **Thursday, December 26, 2024 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. For assistance, please contact the Ethics Commission at (213) 978-1960 or 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 (213) 756-1741 or by email at 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.