

**SOUTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, AUGUST 14, 2025 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/SouthValleyAPC8-14-25>) by Monday, August 11, 2025.  
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  
Kevin J. Keller, AICP, Executive Officer  
Shana M. M. Bonstin, Deputy Director  
Haydee Urita-Lopez, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

Alma Sandoval, Commission Executive Assistant I  
[apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org)  
(213) 978-1389

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.

**YOU CAN ACCESS THE MEETING ONLINE VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/85146952814> or by calling (213) 338-8477 or (669) 900-9128. Use Meeting ID: 851 4695 2814 AND Passcode 123443.** 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. **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](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 24 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 (213) 978-1389 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**

- Election of Officers
- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes - January 23, 2025 and February 27, 2025

## **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.

## **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-2024-6807-ZV-1A](#)

CEQA: ENV-2024-6973-CE

Plan Area: Van Nuys - North Sherman Oaks

Council District: 6 - Padilla

Last Day to Act: 08-20-25

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 7654, 7658 North Burnet Avenue & 15120 West Keswick Street

**PROPOSED PROJECT:**

A Zone Variance to permit the installation of an automobile spray paint booth at an existing auto body repair shop that is located within 500-feet of a school, A, or R zone as otherwise prohibited under Los Angeles Municipal Code (LAMC) Section 12.24 W.4 with proposed hours of operation from 8:00 a.m. to 5:00 p.m., Monday through Friday and 8:00 a.m. to 12:00 p.m., Saturday.

**APPEAL:**

An appeal of the Associate Zoning Administrator's Determination, dated May 21, 2025, which:

1. **Determined**, based on the whole of the administrative record, that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 (Existing Facilities), and there is no substantial evidence demonstrating that any exceptions contained in CEQA Guidelines Section 15300.2 applies;
2. **Denied**, pursuant to LAMC Chapter 1A Section 13.B.5.3 and Charter Section 562, a variance to allow the installation, use, and maintenance of an automobile spray paint booth in lieu of its prohibition in the CM Zone; and,
3. **Adopted** denial Findings.

**Applicant** Carz Citi Auto Collision, Inc.  
**/Appellant:** Representative: Peter Ayala

**Staff:** Joanna Marroquin, City Planning Assistant  
[joanna.marroquin@lacity.org](mailto:joanna.marroquin@lacity.org)  
(213) 978-1463

Jonathan Hershey, Associate Zoning Administrator

6. [ZA-2018-1347-ZAD-1A](#)

CEQA: ENV-2018-1348-CE

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

Council District: 4 - Raman

Last Day to Act: 08-24-25

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 3902 - 3904 Pacheco Drive

**PROPOSED PROJECT:**

The construction, use and maintenance of a new two-story, 33-foot tall, 2,475 square foot single-family dwelling with an attached 1,081 square foot JADU and an attached three-car garage with a roof deck.

## APPEAL:

An appeal of the Associate Zoning Administrator's determination, dated May 23, 2025, which:

1. **Determined**, based on the whole of the administration record, the Project is exempt from California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines, Section 15303 (Class 3) and Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exemption to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. **Approved**, pursuant to Section 12.24 X.26 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's Determination to permit six retaining walls (Wall Nos. 1, 2, 3, 4, 5 and 6) ranging up to a maximum height of six feet to 13 feet, six-inches in lieu of the otherwise permitted maximum two retaining walls measuring at maximum 10 feet in height or one retaining wall measuring at maximum 12 feet in height per the LAMC Section 12.21 C.8.(a);
3. **Approved**, pursuant to the LAMC Section 12.24 X.28, a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new two-story, 33-foot tall single-family dwelling within 20 feet of the property line in lieu of the otherwise permitted 24-foot-tall height maximum within 20 feet of the property line fronting on a Substandard Hillside Limited Street pursuant to the LAMC Section 12.21.C.10(d)(5);
4. **Approved**, pursuant to the LAMC Section 12.24 X.28, a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new two-story, 33-foot-tall single-family dwelling that does not have a minimum 20-foot wide continuous paved roadway from the driveway apron to the boundary of the hillside area as required by the LAMC Section 12.21-C, 10(i)(3);
5. **Dismissed**, pursuant to the LAMC Section 12.24 X.28, a Zoning Administrator's Determination to permit 1,199 cubic yards of grading cut and exporting quantity in lieu of the maximum 1,000 cubic yards otherwise permitted in the R1 Zoned on a lot fronting a Substandard Hillside Limited Street per the LAMC Section 12.21 C.10.(f)(1), for the construction of a new single-family dwelling unit with an attached garage, as the applicant has proposed grading that is less than 1,000 cubic yards;
6. **Approved**, pursuant to the LAMC Section 12.24 X.28, a Zoning Administrator's Determination to permit exporting quantity of 966.16 cubic yards in lieu of the 750 cubic yards otherwise permitted in the R1 Zoned on a lot fronting a Substandard Hillside Limited Street per the LAMC Section 12.21C.10.(f)(1);
7. **Approved**, pursuant to the LAMC Section 12.24 X.28, a Zoning Administrator's Determination to permit the construction, maintenance and use for a new two-story single-family dwelling resulting a maximum Envelope Height of 33-feet, in lieu of the otherwise permitted 28-feet pursuant to the LAMC Section 12.21 C.10.(d)(1)(i) and Table 12.21 C.10-4; and
8. **Adopted** the Conditions of Approval and Findings.

**Applicant:** Tony Najjar  
Representative: Michael Gross, Gross Building Design

**Appellants:** Allison Feltus, Pai Heng Ou, Shadoe Stevens and Dan Silverberg  
Representative: 26 Pacheco Drive Households, Organization of Pacheco Home Owners

**Staff:** Joanna Marroquin, Planning Assistant  
[joanna.marroquin@lacity.org](mailto:joanna.marroquin@lacity.org)  
(213) 978-1463

Jordann Turner, Associate Zoning Administrator

The next regular meeting of the South Valley Area Planning Commission  
will be held on **Thursday, August 28, 2025 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 (213) 978-1389 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.