

**SOUTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, SEPTEMBER 11, 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/SVAPC9-11-25>) by Monday, September 8, 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

Stephanie Gavidia, Commission Executive Assistant I
apcsouthvalley@lacity.org
(213) 978-1558

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/87664724992> or by calling (213) 338-8477 or (669) 900-9128. Use Meeting ID: 876 6472 4992 and Passcode 136861. 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. **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 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 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) 978-1558 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

- Adoption of Operational Documents: [Rules and Operating Procedures](#) and [Delegating Authority Motion](#)
- Items of Interest
- Advance Calendar
- Commission Requests

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.

4. RECONSIDERATIONS

- 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.
- 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: 09-11-25
Continued from 08-14-25

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 Section 12.24 W.4 of the Los Angeles Municipal Code 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 City 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 the Findings.

**Applicant/
Appellant:**

Carz Citi Auto Collision, Inc.
Representative: Peter Ayala

Staff:

Joanna Marroquin, City Planning Assistant
joanna.marroquin@lacity.org
(213) 978-1463

Jonathan Hershey, Associate Zoning Administrator

6. [ZA-2021-10333-ZAD-1A](#)
CEQA: ENV-2023-10334-CE
Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills

Council District: 3 – Blumenfield
Last Day to Act: 09-16-25

PUBLIC HEARING REQUIRED

PROJECT SITE: 21140 North Nofral Road

PROPOSED PROJECT:

Construction, use and maintenance of a 1,678 square foot, two story, single-family dwelling that includes a 380 square foot, two-car detached garage, an 800 square foot Accessory Dwelling Unit, and a 204 square trellis and patio space. No protected native trees are proposed for removal.

APPEAL:

An appeal of the Associate Zoning Administrator's Determination, dated June 17, 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 15061 and Section 15303, 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 Chapter 1 Section 12.24 X.28 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling on an approximately 5,027 square foot lot fronting on a Substandard Hillside Limited Street (San Miguel Street);
3. Approved, pursuant to the LAMC Chapter 1 Section 12.24 X.28, a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling on an approximately 5,027 square foot lot fronting on a Substandard Hillside Limited Street (San Miguel Street) without providing a minimum 20-foot roadway width for the continuous paved roadway to the boundary of the Hillside Area pursuant to the LAMC Chapter 1 Section 12.21 C.10(i)(3), with additional terms and conditions; and
4. Adopted the Conditions of Approval and Findings.

Applicant: Hamid Azarbin
Representative: Oscar A. Ensafi

Appellant: Dr. Lilla Hashemi

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

Christine Saponara, Associate Zoning Administrator

7. **ZA-2021-10359-ZAD-1A** Council District: 3 – Blumenfield
CEQA: ENV-2023-10360-CE Last Day to Act: 09-16-25
Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills

PUBLIC HEARING REQUIRED

PROJECT SITE: 4949 North Nofral Road; 4955 North Escobedo Road

PROPOSED PROJECT:

Construction, use and maintenance of a 2,375 square foot , two story, single-family dwelling that includes a 400 square foot, two-car attached garage and an 800 square foot attached Accessory Dwelling Unit. No protected, native trees are proposed for removal.

APPEAL:

An appeal of the Associate Zoning Administrator's determination, dated June 17, 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 15061 and Section 15303, Class 3 (new construction or conversion of small structures), and there is no substantial evidence demonstrating that an exception pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Denied, pursuant to Chapter 1 Section 12.24 X.28 of the Los Angeles Municipal Code (LAMC), a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling on an approximately 6,548 square foot lot fronting on a Substandard Hillside Limited Street (San Miguel Street) without providing an adjacent minimum roadway width of 20 feet pursuant to Chapter 1 of the LAMC Section 12.21 c.10(i)(2);

3. Approved, pursuant to the LAMC Chapter 1 Section 12.24 X.28, a Zoning Administrator's Determination to permit the construction, use, and maintenance of a new single-family dwelling on an approximately 6,548 square foot lot fronting on a Substandard Hillside Limited Street (San Miguel Street) without providing a minimum 20-foot roadway width for the continuous paved roadway to the boundary of the Hillside Area pursuant to the LAMC Chapter 1 Section 12.21 C.10(i)(3), with additional terms and conditions; and
4. Adopted the Conditions of Approval and Findings.

Applicant Hamid Azarbin
Representative: Oscar A. Ensafi

Appellant: Dr. Lilla Hashemi

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

Christine Saponara, Associate Zoning Administrator

The next regular meeting of the South Valley Area Planning Commission
will be held on **Thursday, September 25, 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. 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) 978-1558 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 TTY-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.