

**SOUTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, DECEMBER 11, 2025, AFTER 4:30 P.M.  
MARVIN BRAUDE SAN FERNANDO VALLEY  
CONSTITUENT SERVICE CENTER  
6262 VAN NUYS BOULEVARD, MEETING ROOM 1B  
VAN NUYS, CA 91401**

**Meeting presentations will be made available here (<https://tinyurl.com/SouthValleyAPC12-11-25>)  
by Monday, December 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  
  
Alma Sandoval, Commission Executive Assistant I  
[apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org)  
(213) 978-1389

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Shana M. M. Bonstin, Deputy Director  
Haydee Uruta-Lopez, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

**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 VIA ZOOM AT: <https://planning.lacity.org.zoom.us/j/81421182527> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 814 2118 2527 AND PASSCODE 655659.** For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, cannot be guaranteed. If staff is unable to establish a strong remote connection 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 submissions are governed by the South Valley Area Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org/commissioners>. **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. **Secondary Submissions**, limited to ten (10) pages, must be received no later than 48 hours before the Commission meeting. **Day of Hearing Submissions**, limited to two (2) pages, are received within 48 hours of the meeting. All submissions should be made electronically to [apcsouthvalley@lacity.org](mailto:apcsouthvalley@lacity.org). Photographs do not count toward page limits. Submissions can be made until the Chair closes public comment on the agenda item. 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.

Translation Services may be available if requested 72 hours in advance of this meeting. Please call (213) 978-1300 or email [cpc@lacity.org](mailto:cpc@lacity.org) to make a request for in person translation services.

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.

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."

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.

## **1. DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes - September 11, 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**

- 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 7.3, 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-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A**

Council District: 3 – Blumenfield

Last Day to Act: 02-19-26

CEQA: ENV-2023-1207-CE

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

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 4230 North Saltillo Street

**PROPOSED PROJECT:**

Construction of a new two-story 1,899 square-foot single family dwelling with a four-car garage, basement, two retaining walls, and pool. The Project is located in the Girard Tract Specific Plan and is in the Inner Corridor of the Mulholland Specific Plan, subject to the Baseline Hillside Ordinance. The Project Site is downslope and Visible from the Mulholland Drive right-of-way. The Project proposes 726 cubic yards of cut, zero cubic yards of fill, 726 cubic yards of export, and zero cubic yards of import grading. The Project proposes the removal of two Oak trees and one street tree.

**APPEAL:**

An appeal of the December 19, 2024, Zoning Administrator's Determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15303, Class 3 (New Construction or Conversion of Small Structures) and that there is no substantial evidence demonstrating that an exception to a Categorical Exemption pursuant to CEQA Guidelines Sections 15300.2 applies;
2. Denied, pursuant to 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 1,899 square-foot single family home on a lot that fronts on a Substandard Hillside Limited Street without providing a 20-foot-side Adjacent Minimum Roadway along Saltillo Street as required by LAMC Section 12.21 C.10(i)(2);
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 1,899 square-foot single family home fronting on a Substandard Hillside Limited Street which does not have a 20-foot-wide continuous paved roadway from driveway apron to the boundary of the Hillside Area as required by LAMC Section 12.21. C.10(i)(3);
4. Approved, pursuant to the LAMC Sections 11.5.7 C and 16.50, and Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), the construction of a new two-story 1,899 square-foot single family home with a 573 square-foot four-car garage, 818 square-foot basement, two retaining walls, and a swimming pool;
5. Approved, pursuant to the LAMC Section 11.5.7 C, and Section 5 of the Girard Tract (Ordinance No. 165,040), a Girard Tract Project Permit Compliance Review for the construction of a new two-story 1,899 square-foot single-family home with an 818 square-foot four-car garage, 573 square-foot basement, two retaining walls, and a swimming pool;
6. Adopted the Conditions of Approval and Findings.

**Applicant:** Mehran Tebyani

Representative: Pouya Payan - Labyrinth Design Studio Inc.

**Appellant #1:** Girard Tract Community Preservation

Representative: Jamie T. Hall, Channel Law Group, LLC

**Appellant #2:** Pluemjit Wilson

**Staff:** Tiffany Corrales, Planning Assistant

[tiffany.corrales@lacity.org](mailto:tiffany.corrales@lacity.org)

(213) 682-6368

Christine Saponara, Associate Zoning Administrator

The next regular meeting of the South Valley Area Planning Commission will be held on **Thursday, December 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](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 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>.

Do not 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.