

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to a California Environmental Quality Act (CEQA) appeal filed for the property located at 4230 North Saltillo Street.

Recommendation for Council action:

RESOLVE TO GRANT the APPEAL filed by Girard Tract Community Preservation (Representative: Jamie T. Hall, Channel Law Group, LLP), and THEREBY OVERTURN the South Valley Area Planning Commission's (SVAPC) determination in approving a Categorical Exemption as the environmental clearance, and REMAND the matter to the Department of City Planning (DCP) to obtain a study to analyze compliance with state and local fire regulations and for the SVAPC to review and consider the CEQA clearance in light of that study, to ensure compliance with state and local fire regulations, and INSTRUCT the DCP to prepare findings, including environmental findings if necessary; for the 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; for the property located at 4230 North Saltillo Street.

Applicant: Mehran Tebyani

Representative: Pouya Payan- Labyrinth Design Studio, Inc.

Case No. ZA-2023-1206-ZAD-DRB-SPP-MSP-HCA-1A

Environmental No. ENV-2023-1207-CE-1A

Fiscal Impact Statement: The SVAPC reports that there is no General Fund impact as administrative costs are recovered through fees.

Community Impact Statement: None submitted

TIME LIMIT FILE – AUGUST 28, 2026

(LAST DAY FOR COUNCIL ACTION – AUGUST 28, 2026)

Summary:

At a regular meeting held on August 11, 2026, the PLUM Committee considered a report from the SVAPC and a CEQA appeal for the property located at 4230 North Saltillo Street. DCP staff provided an overview of the matter. Councilmember Blumenfield recommended granting the appeal. After an opportunity for public comment, and presentations from the Appellant and Applicant Representatives, the Committee recommended to grant the appeal, overturn the SVAPC's determination, remand the matter to the DCP to obtain a study to analyze compliance with state and local fire regulations and for the SVAPC to review and consider the CEQA clearance in light of that study, to ensure compliance with state and local fire regulations, and instruct the DCP to prepare findings, including environmental findings if necessary. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	ABSENT
LEE:	YES
RAMAN:	ABSENT

CR
26-0412_rpt_PLUM_08-11-26

-NOT OFFICIAL UNTIL COUNCIL ACTS-