

HOLLY L. WOLCOTT  
CITY CLERK

City of Los Angeles  
CALIFORNIA

OFFICE OF THE  
CITY CLERK

GREGORY R. ALLISON  
EXECUTIVE OFFICER

Council and Public Services Division  
200 N. Spring Street, Room 395  
Los Angeles, CA 90012  
General Information - (213) 978-1133  
FAX: (213) 978-1040

When making inquiries relative to  
this matter, please refer to the  
Council File No.  
**15-0317**



SHANNON HOPPE  
DIVISION MANAGER

[clerk.lacity.org](http://clerk.lacity.org)

ERIC GARCETTI  
MAYOR

March 31, 2015  
CD 4

**NOTICE TO APPELLANT(S), APPLICANT(S), AND INTERESTED PARTIES**

You are hereby notified that the Planning and Land Use Management Committee of the Los Angeles City Council will hold a public hearing on **Tuesday, April 14, 2015**, at approximately **2:30 p.m.**, or soon thereafter, in the Board of Public Works Edward R. Roybal Hearing Room 350, City Hall, 200 North Spring Street, Los Angeles, CA 90012, to consider a Mitigated Negative Declaration and related California Environmental Quality Act findings, communication from the Board of Building and Safety Commissioners, and appeals filed by: 1) Mountains Recreation and Conservation Authority (Representative: Paul Edelman, Chief of Natural Resources and Planning), 2) Gary Feldman, M. D., and 3) Allison Feltus, from the determination of the Board of Building and Safety Commissioners in approving an application to export 1,638 cubic yards of earth from 3923-3941 North Hopevale Drive, subject to modified Conditions of Approval.

Applicant: Pedram Kazemi  
Owner: Svetlana Molchanov  
Case No. BF140090

If you are unable to appear at this meeting, you may submit your comments in writing. Written comments may be addressed to the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, CA 90012. In addition, you may wish to view the contents of Council file No. 15-0317 by visiting: <http://www.lacouncilfile.com>.

Please be advised that the Planning and Land Use Management Committee reserves the right to continue this matter to a later date, subject to any time limit constraints.

Sharon Gin, Legislative Assistant  
Planning and Land Use Management Committee  
213-978-1074

**Note:** If you challenge this proposed action 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 delivered to the City Clerk at, or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record. The time in which you may seek judicial review of any final action by the City Council is limited by California Code of Civil Procedure Section 1094.6 which provides that an action pursuant to Code of Civil Procedure Section 1094.5 challenging the Council's action must be filed no later than the 90th day following the date on which the Council action becomes final.

15-0317\_itr\_plum\_3-31-15

Svetlana Molchanov  
1411 Tower Grove Dr.  
Beverly Hills, CA 90210

Colin & Gillian Goldman  
3961 Cody Rd.  
Sherman Oaks, CA 91403

David & Amy Schwartz  
3951 Cody Rd.  
Sherman Oaks, CA 91403

Richard & Sylvia Marsh  
3941 Cody Rd.  
Sherman Oaks, CA 91403

John Howard  
Victoria Dillon (Trs)  
3931 Cody Rd.  
Sherman Oaks, CA 91403

Martha Nazemi (Tr)  
3921 Cody Rd.  
Sherman Oaks, CA 91403

Alexander Elnekaveh  
3911 Cody Rd.  
Sherman Oaks, CA 91403

Marvin & Irene Kleinberg  
3901 Cody Rd.  
Sherman Oaks, CA 91403

Badymoghaddam Family Trust  
3889 Cody Rd.  
Sherman Oaks, CA 91403

Robert Schwartz & Lou Eyrich  
4011 Hopevale Dr.  
Sherman Oaks, CA 91403

Michael & Pamela Wynne  
3970 Cody Rd.  
Sherman Oaks, CA 91403

Bryan Altham & Amanda Clark  
3956 Cody Rd.  
Sherman Oaks, CA 91403

DJB Acquisitions LLC  
4955 Van Nuys Blvd. \*411  
Sherman Oaks, CA 91403

Darrell Hollis  
13320 Oakwood Dr.  
Rockville, MD 20850

JTS Property Investments, LLC  
28327 Hidden Hills Dr.  
Santa Clarita, CA 91390

Maurice & Lynn Grants  
12421 Landale St.  
Studio City, CA 91604

Hopevale III, LLC  
8383 Wilshire Blvd.  
Beverly Hills, CA 90211

John Willheim  
PO BOX 5074  
Sherman Oaks, CA 91413

Amanda Gustafson  
3930 Cody Rd.  
Sherman Oaks, CA 91403

Shapiro Family Trust  
3910 Cody Rd.  
Sherman Oaks, CA 91403

David & Marie Fuerst  
3840 Cody Rd.  
Sherman Oaks, CA 91403

Dominic Muller  
3872 Cody Rd.  
Sherman Oaks, CA 91403

Allison Feltus  
3901 Pacheco Dr.  
Sherman Oaks, CA 91403

Mountains Recreation & Conservation  
Authority  
570 W. Avenue 26  
Los Angeles, CA 90065

Bruce & Germaine Motamed (TRS)  
15520 Briarwood Dr.  
Sherman Oaks, CA 91403

Daniel Silverberg  
3919 Pacheco Dr.  
Sherman Oaks, CA 91403

Eran Fields  
3954 Hopevale Dr.  
Sherman Oaks, CA 91403

Gary Feldman  
3944 Hopevale Dr.  
Sherman Oaks, CA 91403

James Linsao & Brian Walters  
3905 Pacheco Dr.  
Sherman Oaks, CA 91403

Bing & Deanna Crosby  
27796 Somerset Ln.  
San Juan Capistrano, CA 92675

Terramar Partners, LLC  
171 Saxony Rd.  
Encinitas, CA 92024

Peter & Francine Brandt (TRS)  
3627 Dixie Canyon Ave.  
Sherman Oaks, CA 91423

Akasa Tseng  
3964 Hopevale Dr.  
Sherman Oaks, CA 91403

Clinton De Cornwall & Claudia Lari  
9663 Santa Monica Blvd.  
Beverly Hills, CA 90210

Pai Heng Ou & Christopher Wilcox  
3900 Pacheco Dr.  
Sherman Oaks, CA 91403

Joseph Domnich (TR)  
PO BOX 56179  
Sherman Oaks, CA 91413

Richard Mack  
3924 Pacheco Dr.  
Sherman Oaks, CA 91403

Vichai & Paula Sanggeonon  
3910 Pacheco Dr.  
Sherman Oaks, CA 91403

William & Angelica Randa  
15036 Marble Dr.  
Sherman Oaks, CA 91403



2277017018  
ALTHAM,BRYAN AND  
3956 CODY RD  
SHERMAN OAKS CA 91403

2277022020  
BRANDT,PETER AND FRANCINE  
TRS  
3627 DIXIE CANYON AVE  
SHERMAN OAKS CA 91423

2277022001  
CROSBY,BING AND DEANNA J  
27796 SOMERSET LN  
SAN JUAN CAPISTRANO CA  
92675

2278001001  
DE CORNWALL,CLINTON H AND  
9663 SANTA MONICA BLVD 610  
BEVERLY HILLS CA 90210

2278002012  
DE CORNWALL,CLINTON H AND  
9663 SANTA MONICA BLVD 610  
BEVERLY HILLS CA 90210

2277018005  
DJB ACQUISITIONS LLC  
4955 VAN NUYS BLVD 411  
SHERMAN OAKS CA 91403

2278002008  
DOMNICH,JOSEPH TR  
0 PO BOX 56179  
SHERMAN OAKS CA 91413

2277015004  
ELNEKAVEH,ALEXANDER  
3911 CODY RD  
SHERMAN OAKS CA 91403

2277021005  
FELDMAN,GARY S  
3944 HOPEVALE DR  
SHERMAN OAKS CA 91403

2277020008  
FELTUS,ALLISON  
3901 PACHECO DR  
SHERMAN OAKS CA 91403

2277020009  
FELTUS,ALLISON  
3901 PACHECO DR  
SHERMAN OAKS CA 91403

2277021004  
FIELDS,ERAN  
3954 HOPEVALE DR  
SHERMAN OAKS CA 91403

2277014006  
GOLDMAN,COLIN S AND GILLIAN  
TRS  
3961 CODY RD  
SHERMAN OAKS CA 91403

2277018009  
GRANTS,MAURICE AND LYNN  
12421 LANDALE ST  
STUDIO CITY CA 91604

2277018021  
GUSTAFSON,AMANDA AND  
2711 DAKOTA TRL  
PRIOR LAKE MN 55372

2277018006  
HOLLIS,DARRELL E  
13320 OAKWOOD DR  
ROCKVILLE MD 20850

2277018007  
HOLLIS,DARRELL E  
13320 OAKWOOD DR  
ROCKVILLE MD 20850

2277018014  
HOPEVALE III LLC  
8383 WILSHIRE BLVD NO 526  
BEVERLY HILLS CA 90211

2277018015  
HOPEVALE III LLC  
8383 WILSHIRE BLVD NO 526  
BEVERLY HILLS CA 90211

2277018016  
HOPEVALE III LLC  
8383 WILSHIRE BLVD NO 526  
BEVERLY HILLS CA 90211

2277015002  
HOWARD,JOHN C TR  
3931 CODY RD  
SHERMAN OAKS CA 91403

2277022002  
JONES,JAMES S III  
3933 PACHECO DR  
SHERMAN OAKS CA 91403

2277018008  
JTS PROPERTY INVESTMENTS  
LLC  
28327 HIDDEN HILLS DR  
SANTA CLARITA CA 91390

2277015005  
KLEINBERG,MARVIN H AND E  
IRENE  
3901 CODY RD  
SHERMAN OAKS CA 91403

2277021007  
LINSAO,JAMES M AND  
3905 PACHECO DR  
SHERMAN OAKS CA 91403

2278002009  
MACK,RICHARD N  
3924 PACHECO DR  
SHERMAN OAKS CA 91403

2277015001  
MARSH,RICHARD O AND SYLVIA  
E TRS  
3941 CODY RD  
SHERMAN OAKS CA 91403

2277018026  
MOLCHANOV,SVETLANA  
1411 TOWER GROVE DR  
BEVERLY HILLS CA 90210

2277021002  
MOTAMED,BRUCE AND  
GERMAINE TRS  
15520 BRIARWOOD DR  
SHERMAN OAKS CA 91403

2277020903  
MOUNTAINS RECREATION AND  
570 W AVENUE 26 STE 100  
LOS ANGELES CA 90065

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MOUNTAINS RECREATION AND  
570 W AVENUE 26 STE 100  
LOS ANGELES CA 90065~~

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MOUNTAINS RECREATION AND  
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LOS ANGELES CA 90065~~

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MOUNTAINS RECREATION AND  
570 W AVENUE 26 STE 100  
LOS ANGELES CA 90065~~

~~2278001902  
MOUNTAINS RECREATION AND  
570 W AVENUE 26 STE 100  
LOS ANGELES CA 90065~~

~~2277019014  
MULLER, DOMINIC  
3872 CODY RD  
SHERMAN OAKS CA 91403~~

~~2277015003  
NAZEMI, MARTHA P TR  
3921 CODY RD  
SHERMAN OAKS CA 91403~~

~~2278001002  
OU, PAI HENG AND  
3900 PACHECO DR  
SHERMAN OAKS CA 91403~~

~~2278001003  
OU, PAI HENG AND  
3900 PACHECO DR  
SHERMAN OAKS CA 91403~~

~~2278019016  
RANDA, WILLIAM M AND  
ANGELICA  
15036 MARBLE DR  
SHERMAN OAKS CA 91403~~

~~2278002014  
SANGNEONON, VICHAI AND  
PAULA P  
3910 PACHECO DR  
SHERMAN OAKS CA 91403~~

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SANGNEONON, VICHAI AND  
PAULA P  
3910 PACHECO DR  
SHERMAN OAKS CA 91403~~

~~2277014007  
SCHWARTZ, AMY L AND DAVID B  
TRS  
3951 CODY RD  
SHERMAN OAKS CA 91403~~

~~2277018001  
SHAPIRO, BERNARD AND VICKI  
TRS  
3910 CODY RD  
SHERMAN OAKS CA 91403~~

~~2277021003  
SILVERBERG, DANIEL  
3919 PACHECO DR  
SHERMAN OAKS CA 91403~~

~~2277018020  
WILLHEIM, JOHN  
0 PO BOX 5074  
SHERMAN OAKS CA 91413~~

~~2277021006  
WILLHEIM, JOHN  
0 PO BOX 5074  
SHERMAN OAKS CA 91413~~

~~Sherman Oaks NC  
PO BOX 5721  
SHERMAN OAKS CA 91413~~

2277020904  
MOUNTAINS RECREATION AND  
570 W AVENUE 26 STE 100  
LOS ANGELES CA 90065

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MOUNTAINS RECREATION AND  
570 W AVENUE 26 STE 100  
LOS ANGELES CA 90065

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MOUNTAINS RECREATION AND  
570 W AVENUE 26 STE 100  
LOS ANGELES CA 90065

2277015003  
NAZEMI, MARTHA P TR  
3921 CODY RD  
SHERMAN OAKS CA 91403

2278001002  
OU, PAI HENG AND  
3900 PACHECO DR  
SHERMAN OAKS CA 91403

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2278002014  
SANGNGEONON, VICHAI AND  
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SANGNGEONON, VICHAI AND  
PAULA P  
3910 PACHECO DR  
SHERMAN OAKS CA 91403

2277014007  
SCHWARTZ, AMY L AND DAVID B  
TRS  
3951 CODY RD  
SHERMAN OAKS CA 91403

2277017015  
SCHWARTZ, ROBERT AND  
4011 HOPEVALE DR  
SHERMAN OAKS CA 91403

2277018001  
SHAPIRO, BERNARD AND VICKI  
TRS  
3910 CODY RD  
SHERMAN OAKS CA 91403

2277021003  
SILVERBERG, DANIEL  
3919 PACHECO DR  
SHERMAN OAKS CA 91403

2277022021  
TSENG, AKASA  
3964 HOPEVALE DR  
SHERMAN OAKS CA 91403

2277018020  
WILLHEIM, JOHN  
0 PO BOX 5074  
SHERMAN OAKS CA 91413

2277021006  
WILLHEIM, JOHN  
0 PO BOX 5074  
SHERMAN OAKS CA 91413

2277017016  
WYNNE, MICHAEL AND  
3970 CODY RD  
SHERMAN OAKS CA 91403

Sherman Oaks NC  
PO BOX 5721  
SHERMAN OAKS CA 91413



2277015006  
BADYMOGHADDAM YAGHOB CO  
TR  
3889 CODY RD  
SHERMAN OAKS CA 91403

2278001001  
DE CORNWALL, CLINTON H AND  
9663 SANTA MONICA BLVD 610  
BEVERLY HILLS CA 90210

2278002012  
DE CORNWALL, CLINTON H AND  
9663 SANTA MONICA BLVD 610  
BEVERLY HILLS CA 90210

2277015004  
ELNEKAVEH, ALEXANDER  
3911 CODY RD  
SHERMAN OAKS CA 91403

2277021005  
FELDMAN, GARY S  
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2277020008  
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3901 PACHECO DR  
SHERMAN OAKS CA 91403

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2277021004  
FIELDS, ERAN  
3954 HOPEVALE DR  
SHERMAN OAKS CA 91403

2277019002  
FUERST, DAVID AND MARIE M  
TRS  
3890 CODY RD  
SHERMAN OAKS CA 91403

2277018009  
GRANTS, MAURICE AND LYNN  
12421 LANDALE ST  
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HOLLIS, DARRELL E  
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2277018016  
HOPEVALE III LLC  
8383 WILSHIRE BLVD NO 526  
BEVERLY HILLS CA 90211

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HOPEVALE III LLC  
8383 WILSHIRE BLVD NO 526  
BEVERLY HILLS CA 90211

2277019003  
HOPEVALE III LLC  
8383 WILSHIRE BLVD NO 526  
BEVERLY HILLS CA 90211

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LINSAO, JAMES M AND  
3905 PACHECO DR  
SHERMAN OAKS CA 91403

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MARSH, RICHARD O AND SYLVIA  
E TRS  
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MOLCHANOV, SVETLANA  
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MOTAMED, BRUCE AND  
GERMAINE TRS  
15520 BRIARWOOD DR  
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MOUNTAINS RECREATION AND  
570 W AVENUE 26 STE 100  
LOS ANGELES CA 90065

2277020902  
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570 W AVENUE 26 STE 100  
LOS ANGELES CA 90065

2277020903  
MOUNTAINS RECREATION AND  
570 W AVENUE 26 STE 100  
LOS ANGELES CA 90065

2277020904  
MOUNTAINS RECREATION AND  
570 W AVENUE 26 STE 100  
LOS ANGELES CA 90065





CITY OF LOS ANGELES SPEAKER CARD

Date 3/10/15

Council File No., Agenda Item, or Case No. 140090 AZ

I wish to speak before the Dept of B&S Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal

Name: Jackey Surber (X) Against proposal ( ) General comments

Business or Organization Affiliation: Resident

Address: 3980 Hopevale Dr. Sherman Oaks CA 91403

Business phone: Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: [ ]

Client Name: Phone #:

Client Address: Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date 3/10/2015

Council File No., Agenda Item, or Case No. #2 140090

I wish to speak before the Board of Building and Safety Commissioners - Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal

Name: Jonetteen Brand ( ) Against proposal (X) General comments

Business or Organization Affiliation: COY

Address: 200 N. Spring St Room 480 UH CA 90012

Business phone: 213 473-7004 Representing: COY

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: [ ]

Client Name: Phone #:

Client Address: Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date

Council File No., Agenda Item, or Case No.  
140090 A2

I wish to speak before the BUILDING SAFETY COMMISSION  
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal  
() Against proposal  
( ) General comments

Name: PAUL EDELMAN

Business or Organization Affiliation: MMA and SANTA MONICA MS CONSUMERS

Address: 5750 RAMIRAZ CTN RD CA 90265  
Street City State Zip

Business phone: 310 589 3200 x101 Representing: same

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Client Address: \_\_\_\_\_  
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date  
3/10/2015

Council File No., Agenda Item, or Case No. ?  
140090 A2

I wish to speak before the Building & Safety Commission  
Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal  
( ) Against proposal  
( ) General comments

Name: Svetlana Molchanov

Business or Organization Affiliation: HOME OWNER

Address: 3925 Hopevale De Sherman Oaks CA 91403  
Street City State Zip

Business phone: (818) 606 3740 Representing: \_\_\_\_\_

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW:

Client Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Client Address: \_\_\_\_\_  
Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

1<sup>st</sup> speaker

Date 3/10/15

Council File No., Agenda Item, or Case No. 140090 (A2)

I wish to speak before the Building & Safety Commission Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? ( ) For proposal ( ) Against proposal ( ) General comments Name: Tom Henry

Business or Organization Affiliation: PHARMACY Dept.

Address: Street City State Zip

Business phone: Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: [ ]

Client Name: Phone #:

Client Address: Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.

CITY OF LOS ANGELES SPEAKER CARD

Date March 10, 2015

Council File No., Agenda Item, or Case No. 140090 A2

I wish to speak before the Building and Safety Commission Name of City Agency, Department, Committee or Council

Do you wish to provide general public comment, or to speak for or against a proposal on the agenda? [X] For proposal ( ) Against proposal ( ) General comments Name: Alexander Shvartsman

Business or Organization Affiliation: Tula Construction

Address: 1411 N. Tower Grove Beverly Hills CA 90210 Street City State Zip

Business phone: Representing:

CHECK HERE IF YOU ARE A PAID SPEAKER AND PROVIDE CLIENT INFORMATION BELOW: [X]

Client Name: Tula Construction Phone #:

Client Address: See Above Street City State Zip

Please see reverse of card for important information and submit this entire card to the presiding officer or chairperson.



Council File No. 15-0317

**AFFIDAVIT OF MAILING NOTICE OF PUBLIC HEARING**

STATE OF CALIFORNIA )

County of Los Angeles ) ss


Etta Armstrong, being duly sworn, deposes and says: that she is a Deputy City Clerk of the City of Los Angeles; that she did on the 31st day of March, 2015, mail, postage prepaid, to the applicant, appellant and interested parties for the property at

**3923-3941 NORTH HOPEVALE DRIVE**

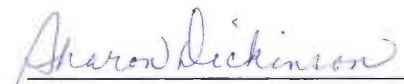
**CASE NO: BF140090**

at their last known address as shown upon the records of the City Clerk, a notice of said hearing, a true copy of which notice is hereto attached and made a part hereof.

That there is a regular daily communication and service by mail between the City of Los Angeles and each of the addresses to which notices were mailed.

  
Etta Armstrong  
DEPUTY CITY CLERK

Subscribed and sworn to before me  
on this 2nd day of April, 2015

  
Notary Public in and for the County  
of Los Angeles, State of California

