

# COMMISSION MEETING AUDIO

NORTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY JUNE 5, 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/NorthValleyAPC6-5-25>) by Monday, June 2, 2025.  
Compliant Day of Submissions will be added to this drive.

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

**TO REQUEST A COPY ON COMPACT DISC,  
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

1. [\*\*DIRECTOR'S REPORT AND COMMISSION BUSINESS\*\*](#)

- Items of Interest
- Advance Calendar
- Commission Requests
- Approval of Meeting Minutes – December 5, 2024

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 [apcnorthvalley@lacity.org](mailto:apcnorthvalley@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. [APCNV-2019-3202-ZCJ](#)

CEQA: ENV-2019-3203-MND

Plan Area: Sun Valley – La Tuna Canyon

Council District: 6 – Padilla

Last Day to Act: 06-28-25

**PUBLIC HEARING** – Completed April 22, 2025

**PROJECT SITE:** 11146 – 11148 Lorne Street

**PROPOSED PROJECT:**

The Project includes a Zone Change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU. The Project involves the demolition of three existing single-family dwellings units for the construction use and maintenance of a 17 unit apartment with attached garages on an approximate 26,296.6 square foot lot. The Project is proposed to be a mix of market rate and affordable housing and will be comprised of one unit for Extremely Low Income Households and one unit for Very Low Income Household for a total of two affordable units and 15 market rate units for a total of 17 units.

**REQUESTED ACTIONS:**

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-3203-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration; and
2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code, a Zone Change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU.

**Applicant:** Sogomon Petrosyan  
Representative: Oscar Ensafi, Approved Plans Inc.

**Staff:** Dang Nguyen, City Planner  
[dang.nguyen@lacity.org](mailto:dang.nguyen@lacity.org)  
(818) 374-5050

6. [APCNV-2020-1321-SPE-CU-ZV](#)

CEQA: ENV-2020-1322-MND

Plan Area: Sun Valley – La Tuna Canyon

Council District: 6 – Padilla

Last Day to Act: 08-07-25

**PUBLIC HEARING** – Completed April 8, 2025

**PROJECT SITE:** 8401 and 8431 North Sunland Boulevard

**PROPOSED PROJECT:**

The Project involves the demolition on the existing 5,763 square-foot restaurant and the construction of a 4,295 square-foot self-service car wash, 23 vacuums, and a new landscaping on a 37,801 square-foot lot zoned with C2-1VL-CUGU and P-1VL-CUGU.

**REQUESTED ACTIONS:**

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in Mitigated Negative Declaration, No. ENV-2020-1322-MND, (“Mitigated Negative Declaration”) and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;

2. Pursuant to Section 13.18 H.3 of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception from “CUGU” Clean Up Green Up Supplemental Use District Regulations Ordinance No. 184,246, to permit the construction of a new express car wash within 500 feet of a residential zoned property pursuant to LAMC Section 13.18 F(2)(e);
3. Pursuant to LAMC Section 12.24 W.4, a Conditional Use Permit to permit the continued use of an existing pole sign pursuant to LAMC Section 12.22 A(28)(a)(6)(i);
4. Pursuant to LAMC Section 12.24 W.4, a Conditional Use Permit to deviate from the hours of operation for the car wash pursuant to LAMC Section 12.22 A.28(b)(5). The proposed hours are Monday-Sunday: 7:00 a.m. - 9:00 p.m. In lieu of the required Monday-Friday: 7:00 a.m. - 7:00 p.m.; Saturday: 9:00 a.m. - 8:00 p.m.; Sunday: 11:00 a.m. - 8:00 p.m.; and
5. Pursuant to LAMC Section 12.27, a Zone Variance to permit the construction of an express car wash with associated parking, driveway aisles, and 23 vacuums to be established in the P-1VL-CUGU zone.

**Applicant:** Edmond Mirzakhanian, Mirzakhanian LLC  
Representative: Michael Pauls

**Staff:** Joshua Ordonez, Planning Assistant  
[joshua.ordonez@lacity.org](mailto:joshua.ordonez@lacity.org)  
(213) 682-6370

The next regular meeting of the West Los Angeles Area Planning Commission  
will be held on **Thursday, June 19, 2025 at 4:30 p.m.**

Marvin Braude San Fernando Valley  
Constituent Service Center  
6262 Van Nuys Boulevard, Meeting 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](https://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) 978-1368 or by email at [apcnorthvalley@lacity.org](mailto:apcnorthvalley@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.