

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING AGENDA**

THURSDAY, MAY 7, 2020, AFTER 4:30 P.M.

(via TELECONFERENCE)

**Meeting presentations will be made available [here \(https://tinyurl.com/NVAPCMeeting5-7-20\)](https://tinyurl.com/NVAPCMeeting5-7-20)
by May 4, 2020**

Eric Nam, President
Victor Sampson, Vice President
Martina Diaz, Commissioner
Yvette Lopez-Ledesma, Commissioner
Araz Parseghian, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Tricia Keane, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant
apcnorthvalley@lacity.org
(213) 978-1299

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the North Valley Area Planning Commission meeting will be conducted entirely telephonically.

THE NORTH VALLEY AREA PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450. IF YOU WISH TO PARTICIPATE IN THE MEETING AND OFFER PUBLIC COMMENT, PLEASE READ THE FOLLOWING INSTRUCTIONS.

Only members of the public who wish to offer public comment to the North Valley Area Planning Commission should call 1 (669) 900-6833 and use Meeting ID No. 969 5593 8194 and then press #. Press # again when prompted for participant ID.

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.

Written submissions are governed by Rule 4.3 of the North Valley Area Planning Commission Rules and Operating Procedures which are posted online at <https://planning.lacity.org>, by selecting "About", "Commissioners", "North Valley", and "Operating Procedures". However, please see revised submission guidelines below which have been modified in order to accommodate the conduct of the meeting telephonically.

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 must be emailed to apcnorthvalley@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 apcnorthvalley@lacity.org. **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 and must be submitted electronically to apcnorthvalley@lacity.org. Photographs do not count toward the page limitation. 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) 978-1299 or by email at apcnorthvalley@lacity.org no later than seven (7) working days 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 agenzized here, 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 on line at <http://planning.lacity.org>, by selecting "About", "Commissions, Boards & Hearings", filter by "North Valley". For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>.

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, en todas las juntas de la comisión"

1. DEPARTMENTAL REPORT AND COMMISSION BUSINESS

- Items of interest
- Advance Calendar
- Commission Requests
- Approval of the Minutes – October 3, 2019 and October 17, 2019

2. NEIGHBORHOOD COUNCIL

Presentation 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. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED 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.

Members of the public who wish to offer public comment to the North Valley Area Planning Commission should call 1(669) 900-6833 and use Meeting ID No. 969 5593 8194 and then press #. Press # again when prompted for participant ID.

4. RECONSIDERATIONS

- a. **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.
- b. **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-2017-4406-ZC-ZAA](#)
CEQA: ENV-2017-4409-CE
Plan Area: Mission Hills-Panorama City-North Hills

Council District: 6 – Martinez
Last Day to Act: 05-21-20

PUBLIC HEARING – Completed May 17, 2019

PROJECT SITE: 9212 North Cedros Avenue

PROPOSED PROJECT:

Demolition of an approximately 1,499 square foot single-family residence and detached garage, and the construction, use, and maintenance of two three-unit apartment buildings and one two-unit apartment building providing a total of eight units and approximately 9,776 square feet, constructed to a height of approximately 25 feet eight inches and two stories, with approximately 2,212 square feet of open space, on an approximately 23,517 net square foot site (23,706 gross square feet). Sixteen covered parking spaces (two per unit) and two short-term bicycle parking spaces are proposed. One street tree, 11 non-protected trees, and one protected Black Walnut (*Juglans californica*) tree are proposed for removal. Approximately 1,200 cubic yards of soil import and 500 cubic yards of on-site grading is proposed.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Sections 15301 and 15332, Class 1 and Class 32, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change from the RA-1 Zone (Suburban) to the RD3-1 Zone (Restricted Density Multiple Dwelling); and
3. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow 2,706 square feet of lot area for the eighth proposed dwelling unit, in lieu of the otherwise required 3,000 square feet of lot area per dwelling unit in the (requested) RD3 Zone.

Applicant: Alon Gamliel, GR Builders, LLC

Staff: Peggy Malone-Brown, City Planning Associate
peggy.malone-brown@lacity.org
(818) 374-5036

6. [APCNV-2019-570-ZC](#)
CEQA: ENV-2019-571-CE
Plan Area: Northridge
PUBLIC HEARING – Completed

Council District: 12 – Lee
Last Day to Act: 05-08-20

PROJECT SITE: 17956 and 17958 Parthenia Street

PROPOSED PROJECT:

Construction of a new one -story single-family dwelling and attached garage with a detached accessory dwelling unit (ADU) on the portion of the lot closest to Parthenia Street. The site involves two parcels totaling in approximately 25,000 square-feet of lot area (APN-2787001015 has a total of 21,250 square-feet of lot area, and APN-2787001020 has a total of 3,750 square feet of lot area), and are currently developed with an existing one-story single-family dwelling, a detached garage, and a detached ADU on the portion of the lot farthest from Parthenia Street. A Parcel Map Exemption to re-configure the lot lines will be filed separately following the determination of this Zone Change to create two legal 5,000 square foot R1 lots to be developed with two single-family homes (and accessory

structures).

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Article 19, Section 15303, Class 3 (New Construction or Conversion of Small Structures), an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code, a Zone Change from RA-1 to (T)R1-1 for the subject property.

Applicant: Ron and Donna Bender
Representative: Rick Stockton, Stockton Architects Inc.

Staff: Dang Nguyen, Planning Assistant
dang.nguyen@lacity.org
(818) 374-505

The next regular meeting of the North Valley Area Planning Commission
will be held on **Thursday, May 21, 2020 at 4:30 p.m.**

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 §§ 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 and
California Governor's Executive Order N-29-20**

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 **seven (7) working days prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1299 or by e-mail at 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 TIY-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 detail 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 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.