

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 3, 2020 AFTER 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER, ROOM 1B
6262 VAN NUYS BOULEVARD
VAN NUYS, CA 91401**

Eric Nam, President
Martina Diaz, Vice President
Yvette Lopez-Ledesma, Commissioner
Araz Parseghian, Commissioner
Victor Sampson, 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
(213) 978-1299
apcnorthvalley@lacity.org

**MEETING CANCELED
DUE TO LACK OF QUORUM**

When a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting.

The next regular meeting of the North Valley Area Planning Commission
will be held at **4:30 p.m. on Thursday, September 17, 2020**

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 by Zoom [<https://zoom.us/>]

The Zoom meeting link and access information will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting apcnorthvalley@lacity.org

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

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1299 or by e-mail apcnorthvalley@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 con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, SEPTEMBER 3, 2020, 2020 after 4:30 p.m.
(via TELECONFERENCE)**

**Meeting presentations will be made available here (<https://tinyurl.com/NorthValley9-3-20>) by August 31, 2020
Compliant Day of Submissions will be added to this drive as they are received**

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

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

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

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 using zoom webinar and telephonically.

NORTH VALLEY AREA PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450. YOU CAN ALSO VIEW THE MEETING ONLINE VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/94826238642> AND USE MEETING ID: 948 2623 8642.

Members of the public who wish to participate in the meeting and offer public comment to the City Planning Commission, can either access the link located above or call 1 (669) 900-9128 and use Meeting ID No. 948 2623 8642 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 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.

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 con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

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

- Items of interest
- Advance Calendar
- Commission Requests
- Approval of the Minutes – August 20, 2020

2. **NEIGHBORHOOD COUNCIL PRESENTATION**

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 participate in the meeting and offer public comment to the City Planning Commission, can either access the link located at the top of this agenda or call **1 (669) 900-9128** and use Meeting ID No. **948 2623 8642** 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 8.3, 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. [ZA-2018-4144-ZAD-1A](#)
CEQA: ENV-2018-4145-CE
Plan Area: Sunland – Tujunga – Lake View Terrace
Shadow Hills – East La Tuna Canyon

Council District: 7 – Rodríguez
Last Day to Act: 09-03-20
Continued from: 08-20-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 9700 North Estaban Way

PROPOSED PROJECT:

Construction of a new 2,090 square foot single-family residence on a 5,897 square foot site.

APPEAL:

An Appeal of the Zoning Administrator's Determination dated May 28, 2020 which:

1. Determined, based on the whole of the administrative record that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Sections 15061 and 15303, Class 3 (New Construction), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Denied, pursuant to Section 12.24 X.28 of Los Angeles Municipal Code (LAMC), to permit a roadway width of less than 20 feet for a Substandard Hillside Limited Street as required by Section 12.21 C.10(i)(2) of the Los Angeles Municipal Code;
3. Partially Approved, pursuant to LAMC Section 12.24 X.28, granting relief from providing a 20-foot wide continuous paved roadway from the driveway apron to the Hillside Area boundary as required by Section 12.21 C.10(i)(3), in conjunction with the construction, use, and maintenance of a new single-family home with additional terms and conditions; and
4. Adopted the Conditions of Approval and Findings.

Applicant/

Appellant: Seroj Isagolian
Representative: Oscar Ensafi

Staff: Zuriel Espinosa, City Planning Associate
zuriel.espinosa@lacity.org
(213) 978-1249

David Weintraub, Associate Zoning Administrator

6. [APCNV-2019-6564-ZC](#)
CEQA: ENV-2019-6565-MND
Plan Area: Sun Valley – La Tuna Canyon Planning Area
Related Case: VTT-82708-SL

Council District: 2 – Krekorian
Last Day to Act: 09-18-20

PUBLIC HEARING – Completed July 15, 2020

PROJECT SITE: 11810 West Runnymede Street

PROPOSED PROJECT:

Demolition of a single-family dwelling and the subdivision, construction, use, and maintenance of a six-unit small lot subdivision. The residences will be accessed by a common access driveway with one curb cut on Runnymede Street. The small lot homes will rise to a maximum height of 33 feet and three stories, and will range from 1,443 square feet to 2,478 square feet in size. The Project will provide 12 parking spaces (two per unit in attached garages).

REQUESTED ACTIONS:

1. Pursuant to 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-2019-6565-MND as adopted on July 22, 2020, ("Mitigated Negative Declaration"), and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Pursuant to LAMC Section 12.32 F, a Zone Change from R1-1 to (T)(Q)RD1.5-1 to permit the construction of six small lot homes.

Applicant: Edmond Manouchehri
Representative: Oscar Ensafi, Approved Plans, Inc.

Staff: Esther Ahn, City Planner
esther.ahn@lacity.org
(213) 978-1486

The next regular meeting of the North Valley Area Planning Commission will be held on **Thursday, September 17, 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 services may be provided upon request. To ensure availability, your request should be received no later than three working days (72 hours) in advance of the need. For more information please call 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.