

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, FEBRUARY 4, 2021, after 4:30 p.m.
(via TELECONFERENCE)**

Meeting presentations will be made available here (<https://tinyurl.com/NVAPCMeeting2-04-21>) by February 1, 2021
Compliant Day of Submissions will be added to this drive as they are received

Eric Nam, President
Martina Diaz, Vice President
Araz Parseghian, Commissioner
Victor Sampson, Commissioner
Vacant, 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

Jennifer Edwards, Commission Executive Assistant
(213) 978-1298
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/85039760949>) AND USE MEETING ID: 850 3976 0949 YOU MAY USE MEETING PASSCODE: 240161

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 **(323) 338-8477 or (669) 900-9128** and use **Meeting ID No. 850 3976 0949** and then press #. Press # again when prompted for participant ID. **You may use meeting passcode: 240161**

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 – November 5, 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 **(323) 338-8477 or (669) 900-9128** and use **Meeting ID No. 850 3976 0949** and then press #. Press # again when prompted for participant ID. **You may use meeting passcode: 240161**

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. [APCNV-2020-1838-ZC](#)
CEQA: ENV-2020-1839-MND
Plan Area: Arleta – Pacoima
Related Case: VTT-74450

Council District: 7 – Rodríguez
Last Day to Act: 02-14-21

PUBLIC HEARING – Completed December, 2 2020

PROJECT SITE: 11070 – 11100 North Borden Avenue

PROPOSED PROJECT:

Subdivision of one lot into 10 smaller lots and a Zone Change for nine of the new lots from A2-1-CUGU to RS-1-CUGU to allow for the development of nine single-family dwellings. The tenth lot will contain a church use, which has previously been approved under Case No. ZA-2016-4986-CU-ZV-ZAA-F. The existing lot is currently vacant and there is no construction being proposed as part of this project. The Project also involves the creation of a cul-de-sac to provide access to the newly created single-family lots.

REQUESTED ACTION:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2020-1839-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 LAMC Section 12.32 F, a Zone Change from A2-CUGU to RS-1-CUGU to permit the development of nine single family homes.

Applicant: Roman Catholic Archbishop of Los Angeles
Representative: Stephen Kia, Urban Concepts

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

6. [APCNV-2020-3302-ZC](#)
CEQA: ENV-2020-3303-MND
Plan Area: Mission Hills – Panorama City – North Hills

Council District: 6 – Martinez
Last Day to Act: 02-05-21

PUBLIC HEARING – Completed November 9, 2020

PROJECT SITE: 14541 West Terra Bella Street
(14505, 14515, and 14541 West Terra Bella Street;
14545, 14555; 14557 North Van Nuys Boulevard;
9100, 9110, 9112, 9116, 9118, 9124, 9126, 9128, 9130,
and 9132 North Van Nuys Boulevard; 14551 West Nordhoff Street)

PROPOSED PROJECT:

Construction, use, and maintenance of a new 15,468 square foot, two-story commercial retail, and office building with a maximum height of 34 feet and associated surface parking lot containing a total of 156 vehicular parking spaces and 16 bicycle parking spaces.

REQUESTED ACTION:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2020-3303-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 [T][Q]C2 1VL to (T)(Q)C2 1VL to allow for the construction, use, and maintenance of a new commercial retail and office building and associated surface parking lot.

Applicant: Edmond Hagooli, Panorama Center I and II LLC
Representative: Eric Lieberman, QES, Inc.

Staff: Trevor Martin, Planning Assistant
trevor.martin@lacity.org
(213) 978-1341

The next regular meeting of the North Valley Area Planning Commission will be held on **Thursday, February 18, 2021 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.