

NORTH VALLEY AREA PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JULY 20, 2023 REGULAR MEETING
MARVIN BRAUDE SAN FERNANDO VALLEY
CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, ROOM 1B
VAN NUYS, CA 91401

MINUTES OF THE NORTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, filter by “**NORTH VALLEY AREA PLANNING COMMISSION**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE “**AUDIO**” BUTTON.

The North Valley Area Planning Commission’s July 20, 2023 meeting was conducted in person at the Marvin Braude San Fernando Valley Constituent Service Center and via telephone and videoconferencing in a hybrid meeting format.

Interim Commission Office Manager Linda Lou called the regular meeting to order at 4:34 p.m. with Commissioners Gerlie Collado, Jaime Del Rio, and Araz Parseghian in attendance.

Commission Vice President Martina Diaz and Commissioner Victor Sampson were not in attendance.

Also in attendance were Jojo Pewsawang, Senior City Planner, Clarissa Padilla and Parissh Knox, Deputy City Attorneys. Commission Office staff participation included Marcos Godoy and Kiyarra Woodrick, Administrative Clerks.

Due to vacancy for Commission President and in the absence of Commission Vice President Diaz, Commissioner Collado nominated Commissioner Parseghian to chair the meeting. Commissioner Del Rio seconded the motion and the vote proceeded as follows:

Moved:	Collado
Second:	Del Rio
Ayes:	Parseghian
Absent:	Diaz, Sampson

Vote: 3 – 0

MOTION PASSED

The meeting gavel was given to Commissioner Parseghian and he chaired the remainder of the meeting.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Jojo Pewsawang, Senior City Planner, on behalf of the Director of Planning, provided an update on the Site Plan Review (SPR) amendment, which will become effective on August 16, 2023. The ordinance amends Site Plan Review LAMC Section 16.05, to exclude restricted affordable units from counting towards SPR thresholds. It also allows any mixed-use development, where more than half of the project’s floor area is dedicated to restricted affordable units, to include up to 150,000 square feet of nonresidential floor area while still being exempt from SPR. The primary impact of this ordinance will be to exempt 100% affordable housing projects from SPR. However, some mixed-income development projects may also be affected by this amendment.

- Clarissa Padilla, Deputy City Attorney, had no report.
- There were no Commission requests.
- Meeting Minutes:
Commissioner Collado moved to approve the Meeting Minutes of July 6, 2023. Commissioner Del Rio seconded the motion and the vote proceeded as follows:

Moved: Collado
Second: Del Rio
Ayes: Parseghian
Absent: Diaz, Sampson

Vote: 3 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

APCNV-2022-5102-VZC-HCA

CEQA: ENV-2022-5103-MND

Plan Area: Mission Hills – Panorama City – North Hills

Related Case: VTT-83569-SL-HCA

Council District: 6
Last Day to Act: 08-07-23

PUBLIC HEARING – Completed May 24, 2023

PROJECT SITE: 8426 North Kester Avenue

IN ATTENDANCE:

Sophia Kim, City Planner and Heather Bleemers, Senior City Planner, representing the department; and Jessica Pakdaman, Rosenheim & Associates, Inc., representing the Applicant.

MOTION:

MOTION:

Commissioner Collado moved to put forth the actions below in conjunction with approval of the following Project, as stated on the record:

Subdivision of one lot into nine smaller lots and a Vesting Zone Change for the new nine lots from RA-1 to (T)(Q)RD3-1 to allow for the development of nine single-family dwelling units, including one Very Low Income unit. The existing lot is currently improved with a single-family residence, a detached accessory garage, a detached recreation room, and various associated structures, with a total existing floor area of approximately 1,236 square feet. The Project involves the demolition of all existing structures.

1. Find, based on the independent judgement of the decision-maker, after consideration of the whole administrative record, the Project was assessed in Mitigated Negative Declaration, No. ENV-2022-5103-MND adopted on May 26, 2023; and pursuant to CEQA Guidelines 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for the approval of the Project;
2. Approve and Recommend that the City Council adopt, pursuant to Section 12.32 F and Section 12.32 Q of the Los Angeles Municipal Code, a Vesting Zone Change from RA-1 to (T)(Q)RD3-1;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

Commissioner Del Rio seconded the motion and the vote proceeded as follows:

Moved: Collado
Second: Del Rio
Ayes: Parseghian
Absent: Diaz, Sampson

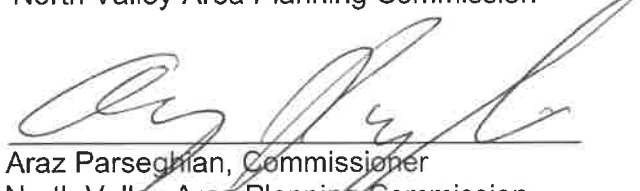
Vote: 3 – 0

MOTION PASSED

There being no further business before the Commissioner Parseghian adjourned the meeting at 4:58 p.m.



Gerlie Collado, Commissioner
North Valley Area Planning Commission



Araz Parseghian, Commissioner
North Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

AUG 17 2023

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**



for Linda Lou, Interim Commission Office Manager
North Valley Area Planning Commission