

NORTH VALLEY AREA PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, AUGUST 15, 2024 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 August 15, 2024, meeting was conducted in person at the Marvin Braude San Fernando Valley Constituent Service Center and via telephone and Zoom Webinar in a hybrid meeting format.

Commission Vice President Araz Parseghian called the regular meeting to order at 4:35 p.m. with Commissioners Gerlie Collado, Jaime Del Rio and David Phelps in attendance.

Commissioner Victor Sampson was not in attendance.

Also in attendance were Priya Mehendale, Senior City Planner, Parrish Knox, Deputy City Attorney, April M. Hood, Commission Executive Assistant I, Marcos Godoy, and Kiyarra Woodrick, Administrative Clerks.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Priya Mehendale, Senior City Planner, shared a report on behalf of the Director of Planning. The Department recently opened its first Development Services Center in South LA, in partnership with the Los Angeles Department of Building and Safety (LADBS) and the Los Angeles Housing Department (LAHD), marking a significant milestone toward greater inclusivity, economic opportunity, and support for underserved communities.
- Parrish Knox, Deputy City Attorney, had no report.
- There were no Commission requests.
- Election of Officers
Commissioner Collado nominated Commissioner Araz Parseghian for Commission President. Commissioner Phelps seconded the motion and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

Commissioner Parseghian nominated Gerlie Collado for Commission Vice President. Commissioner Del Rio seconded the motion and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

One speaker addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 5

APCNV-2020-5033-ZC-HCA-ADJ

CEQA: ENV-2020-5034-CE

Plan Area: Sunland - Tujunga - Lake View Terrace -
Shadow Hills - East La Tuna Canyon

Related Case: AA-2020-5032-PMLA-HCA

Council District: 7- Rodriguez
Last Day to Act: 04-26-24

PUBLIC HEARING HELD

PROJECT SITE: 8152 Ellenbogen Street

IN ATTENDANCE:

Blake Lamb, Principal City Planner, JoJo Pewsawang, Senior City Planner, Dang Nguyen, City Planner, Joshua Ordonez, City Planning Assistant, representing the department; Michael Brandon Park, representing the Applicant; and Brandon Park, Applicant.

MOTION:

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

A Zone Change from RA-1-RFA to R1-1-RFA and a preliminary parcel map to permit the subdivision of a 27,349.1 square-foot lot into three lots with the retention of one single-family dwelling and the

construction of two new 1,730 square foot single-family dwellings. The Project is also requesting an Adjustment to permit a 15-foot front yard setback for Parcel A in lieu of the 20-foot front yard setback otherwise required in the R1-1-RFA Zone.

1. **Determined**, based on the whole of the administrative record, that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Sections 15303 (Class 3) and 15315 (Class 15), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approved** and **Recommend** that the City Council **adopt**, pursuant to Section 12.32 F of the Los Angeles Municipal Code, a Zone Change from RA-1-RFA to R1-1-RFA to permit the subdivision of a 27,349.1 square-foot lot into three lots with the retention of one single-family dwelling and the construction of two new single-family dwellings;
3. **Approved**, pursuant to LAMC Section 12.28 C, an Adjustment to permit a 15-foot front yard setback for Parcel A in lieu of the 20-foot front yard setback otherwise required in the R1-1-RFA Zone;
4. **Adopted** the attached Conditions of Approval; and
5. **Adopted** the attached Findings.

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

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

Vote: 4 - 0

MOTION PASSED

There being no further business before the Commissioner Parseghian adjourned the meeting at 5:14 p.m.

Araz Parseghian, President
North Valley Area Planning Commission

April M. Hood, Commission Executive Assistant I
North Valley Area Planning Commission