

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY JUNE 5, 2025 AFTER 4:30 P.M.
MARVIN BRAUDE SAN FERNANDO VALLEY
CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, ROOM 1B
VAN NUYS, CA 91401**

**Meeting presentations will be made available here (<https://tinyurl.com/NorthValleyAPC6-5-25>) by Monday, June 2, 2025.
Compliant Day of Submissions will be added to this drive.**

Araz Parseghian, President
Gerlie Collado, Vice President
Jaime Del Rio, Commissioner
David Phelps, Commissioner
Victor Sampson, Commissioner

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

Bryan Sanchez, Commission Executive Assistant I
apcnorthvalley@lacity.org
(213) 978 -1454

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

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. Every person wishing to address the commission in person must complete a speaker's request form and submit it to the Commission staff.

YOU CAN ACCESS THE MEETING VIA ZOOM AT: <https://planning-lacity-org.zoom.us/j/85630884900> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 856 3088 4900 AND PASSCODE 166729. For hybrid meeting participation information, please click [here](#). The ability to provide public comment remotely, an optional participation feature, cannot be guaranteed. If staff is unable to establish a strong remote connection the in-person meeting shall continue to be conducted. **Applicants, Appellants, and/or Representatives are required to attend the meeting in person.**

Written submissions, which are optional, may be submitted prior to, or at, the meeting. These submissions are governed by the North Valley Area Planning Commission Rules and Operating Procedures posted online at <https://planning.lacity.org>. However, please see submission guidelines below which have been modified to accommodate the hybrid meeting format.

Initial Submissions, not limited as to volume, must be received by the Commission Secretary no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials are to 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. Photographs do not count toward the page limitation. **Day of Hearing Submissions** within 48 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs. Day of Hearing Submissions are to be submitted electronically to apcnorthvalley@lacity.org and 12 hard copies must be submitted at the in-person meeting. 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) 978-1454 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 described in this notice, 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 online at <http://planning.lacity.org>, by selecting "About," "Commissions, Boards & Hearings," filter by "West Los Angeles Area Planning Commission." For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>.

If you would like to receive a determination letter for any item on today's agenda, please email your request to apcnorthvalley@lacity.org. Please include your contact information (email or mailing address) and the case number associated with the item.

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 Meeting Minutes – December 5, 2024

2. NEIGHBORHOOD COUNCIL POSITION STATEMENTS ON AGENDA ITEMS

Presentations 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. At the Chair's discretion, presentations of Neighborhood Councils on any matter listed on the agenda for this Commission meeting may be taken at the time the agenda item is taken 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.

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-2019-3202-ZCJ](#)
CEQA: ENV-2019-3203-MND
Plan Area: Sun Valley – La Tuna Canyon

Council District: 6 – Padilla
Last Day to Act: 06-28-25

PUBLIC HEARING – Completed April 22, 2025

PROJECT SITE: 11146 – 11148 Lorne Street

PROPOSED PROJECT:

The Project includes a Zone Change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU. The Project involves the demolition of three existing single-family dwellings units for the construction use and maintenance of a 17 unit apartment with attached garages on an approximate 26,296.6 square foot lot. The Project is proposed to be a mix of market rate and affordable housing and will be comprised of one unit for Extremely Low Income Households and one unit for Very Low Income Household for a total of two affordable units and 15 market rate units for a total of 17 units.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-3203-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 R1-1-CUGU to (T)(Q)RD1.5-1-CUGU.

Applicant: Sogomon Petrosyan
Representative: Oscar Ensafi, Approved Plans Inc.

Staff: Dang Nguyen, City Planner
dang.nguyen@lacity.org
(818) 374-5050

6. [APCNV-2020-1321-SPE-CU-ZV](#)
CEQA: ENV-2020-1322-MND
Plan Area: Sun Valley – La Tuna Canyon

Council District: 6 – Padilla
Last Day to Act: 08-07-25

PUBLIC HEARING – Completed April 8, 2025

PROJECT SITE: 8401 and 8431 North Sunland Boulevard

PROPOSED PROJECT:

The Project involves the demolition on the existing 5,763 square-foot restaurant and the construction of a 4,295 square-foot self-service car wash, 23 vacuums, and a new landscaping on a 37,801 square-foot lot zoned with C2-1VL-CUGU and P-1VL-CUGU.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (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-2020-1322-MND, (“Mitigated Negative Declaration”) and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;

2. Pursuant to Section 13.18 H.3 of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception from "CUGU" Clean Up Green Up Supplemental Use District Regulations Ordinance No. 184,246, to permit the construction of a new express car wash within 500 feet of a residential zoned property pursuant to LAMC Section 13.18 F(2)(e);
3. Pursuant to LAMC Section 12.24 W.4, a Conditional Use Permit to permit the continued use of an existing pole sign pursuant to LAMC Section 12.22 A(28)(a)(6)(i);
4. Pursuant to LAMC Section 12.24 W.4, a Conditional Use Permit to deviate from the hours of operation for the car wash pursuant to LAMC Section 12.22 A.28(b)(5). The proposed hours are Monday-Sunday: 7:00 a.m. - 9:00 p.m. In lieu of the required Monday-Friday: 7:00 a.m. - 7:00 p.m.; Saturday: 9:00 a.m. - 8:00 p.m.; Sunday: 11:00 a.m. - 8:00 p.m.; and
5. Pursuant to LAMC Section 12.27, a Zone Variance to permit the construction of an express car wash with associated parking, driveway aisles, and 23 vacuums to be established in the P-1VL-CUGU zone.

Applicant: Edmond Mirzakhanian, Mirzakhanian LLC
Representative: Michael Pauls

Staff: Joshua Ordonez, Planning Assistant
joshua.ordonez@lacity.org
(213) 682-6370

The next regular meeting of the West Los Angeles Area Planning Commission
will be held on **Thursday, June 19, 2025 at 4:30 p.m.**

Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard, Meeting Room 1B
Van Nuys, CA 91401

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 Section 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

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 **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1368 or by email 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 TTY-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 detailed descriptions,

<https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Do not hang up! Some people hang up on TRS calls because they think the Communications Assistant (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.