

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY JULY 3, 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/NorthValleyAPC7-3-25>) by Monday, June 30, 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/84497258991> OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 844 9725 8991 AND PASSCODE 851567. 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

- Legal actions and issues update
- Items of Interest
- Advance Calendar
- Commission Requests

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

- 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-2022-8497-VZC](#)

Council District: 3 – Blumenfield
Last Day to Act: 08-20-25

CEQA: ENV-2022-8498-CE
Plan Area: Chatsworth – Porter Ranch
Related Case: VTT-83673-SL-HCA

PUBLIC HEARING – Completed May 27, 2025

PROJECT SITE: 20012 West Chase Street

PROPOSED PROJECT:

The Project involves the demolition of a single-family dwelling for the construction of five single family homes on five separate small lots. The residences will be accessed by a central common access driveway with one curb cut on Chase Street. The small lot homes will be a maximum of 26 feet 10 inches in height, and range in size from 2,145 square feet to 2,170 square feet. The project will provide 13 parking spaces (two per unit and a total of three guest parking spaces for the entire development).

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15332, Class 32- Infill Development, an exception from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies; and
2. Pursuant to LAMC Section 12.32 Q of Chapter 1, a Vesting Zone Change from the RA-1 (Residential Suburban Zone) to (T)(Q)RD4-1 (Restricted Density Multiple Dwelling Zone) across the entire property.

Applicant: Kionna Tiffith, EDUD Investments, LLC
Representative: Eric Lieberman, QES, Inc.

Staff: Correy Kitchens, City Planning Associate
correy.kitchens@lacity.org
(818) 374-5034

6. [ZA-2021-832-ELD-ZAA-ZAD-SPR-1A](#)

Council District: 7 – Rodriguez
Last Day to Act: 08-20-25

CEQA: ENV-2021-0833-MND
Plan Area: Mission Hills – Panorama City – North Hills

PUBLIC HEARING REQUIRED

PROJECT SITE: 15151- 15155 Mission Hills Road

PROPOSED PROJECT:

Demolition of two vacant single family dwellings for the construction, use, and maintenance of an approximately 370,500 square foot Eldercare Facility containing 101 Senior Independent Living Units, 78 Assisted Living beds, 156 Memory Care beds, and a 98-bed Skilled Nursing facility in the "RA" Residential Estate and "A2" Agricultural Zones. The Eldercare Facility will consist of a lower campus and an upper campus. The upper campus will consist of a four-story building above a subterranean parking level and surface parking to include a total of 101 Senior Independent Living dwelling units. The Independent Senior Living units are one- and two-bedroom apartments and townhomes. The lower campus encompasses three-stories with a subterranean level of parking to include 234 beds for Assisted Living and Memory Care,

and 96 beds for Skilled Nursing Care. The project will provide a total of 335,162 square feet of open space that will be heavily landscaped.

APPEAL:

An appeal of the April 3, 2025, Zoning Administrator's Determination which:

1. Found, Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 1507 4(b), after consideration of the whole of the administrative record, that the Project was assessed in Mitigated Negative Declaration, No. ENV-2021-0833-MND, as circulated on February 29, 2024, ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Found the Mitigated Negative Declaration reflects the independent judgement and analysis of the City; Found the mitigation measures have been made enforceable conditions on the project; as supported by the addendum dated January 10, 2025, no major revisions are required to the Mitigated Declaration; and no subsequent EIR or negative declaration is required for approval of the Project; and Adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approved, pursuant to Section 14.3.1 of the Los Angeles Municipal Code (LAMC), an Eldercare Facility Unified Permit for the construction, use, and maintenance of an Eldercare Facility containing 101 Senior Independent Living Units, (including 50 market rate senior housing units, 31 affordable senior housing units and 20 special needs senior housing units), 78 Assisted Living beds, 156 Memory Care beds, and 98-bed Skilled Nursing facility in the RA-1 and A2-1 Zones; and
3. Approved, pursuant to LAMC Section 16.05, a Site Plan Review for a development which creates or results in an increase of 50 or more dwelling units or guest rooms of 50,000 gross square feet or more of non-residential area.

Applicant: Derik Ghookasian, Ararat Homes of Los Angeles
Representative: Eric Lieberman, QES, Inc.

Appellant: Ana Espinoza, Victoriana Brothers & Sons, Inc.

Staff: Correy Kitchens, City Planning Associate
correy.kitchens@lacity.org
(818) 374-5034

Jordann Turner, Associate Zoning Administrator

The next regular meeting of the North Valley Los Angeles Area Planning Commission will be held on **Thursday, July 17, 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 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 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.