

COMMISSION MEETING AUDIO

**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.

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

**TO REQUEST A COPY ON COMPACT DISC,
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.

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](#)

- 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-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.