

NORTH VALLEY AREA PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, June 5, 2025 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 June 5, 2025, 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 President Araz Parseghian called the regular meeting to order at 4:35 p.m. with Commissioners Jaime Del Rio and Victor Sampson in attendance.

Commission Vice President Gerlie Collado and Commissioner David Phelps were not in attendance.

Also in attendance were Jojo Pewsawang Senior City Planner, Parissh Knox, Deputy City Attorney, Bryan Sanchez, Commission Executive Assistant I, Marcos G. Godoy, and Diego Vasquez, Administrative Clerks.

At approximately 4:47 p.m. Commissioner David Phelps joined the meeting.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Jojo Pewsawang, Senior City Planner, had no report.
- Parissh Knox, Deputy City Attorney, had no report.
- There were no Commission requests.
- Meeting Minutes:
Commissioner Victor Sampson moved to approve the Meeting Minutes of December 5, 2024, Commissioner Jaime Del Rio seconded the motion and the vote proceeded as follows:

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

Vote: 3 – 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-2019-3202-ZCJ

CEQA: ENV-2019-3203-MND

Plan Area: Sun Valley – La Tuna Canyon

Council District: 6 – Padilla

Last Day to Act: 6-08-25

PUBLIC HEARING – Completed April 22, 2025

PROJECT SITE: 11146 – 11148 Lorne Street

IN ATTENDANCE:

Dang Nguyen, City Planner and JoJo Pewsawang, Senior City Planner, representing the Planning Department; Oscar Ensafi, representing the Applicant.

MOTION:

Commissioner Phelps moved to put forth the actions below with the following Project as stated on the record:

The Project includes a Zone Change from R-1-CUGU to (T)(Q)RD1.5-1CUGU. The Project involves the demolition of three existing single-family dwelling 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.

1. Find, pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-3203-MND (“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; Find the Mitigated Negative Declaration reflects the independent judgement and analysis of the City; Find the mitigation measures have been made enforceable conditions on the project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;

2. Approve and recommend that the City Council adopt the attached ordinance, 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;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings

Commissioner Sampson seconded the motion and the vote proceeded as follows:

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

Vote: 4 – 0

MOTION PASSED

ITEM NO. 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

IN ATTENDANCE:

Dang Nguyen, City Planner and Joshua Ordonez, City Planning Assistant, representing the Planning Department; Michael Pauls representing the Applicant.

MOTION:

Commissioner Phelps moved to put forth the actions below with the following project as stated on the record:

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.

1. Find, pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2020-1322-MND (“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; Find the Mitigated Negative Declaration reflects the independent judgement and analysis of the City; Find, the mitigation measures have been made enforceable conditions on the project; and Adopt the Mitigated Negative Declaration;
2. Approve, pursuant to Section 13.18 H.3 of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception from the “CUGU” Clean Up Green Up Supplemental Use District Regulations Ordinance No. 184,24 to permit the construction of a new car wash within 500 feet of residential zoned property pursuant to LAMC Section 13.18 F(2)(e);
3. Approve, pursuant to LAMC Section 12.24 W.4, a Conditional Use Permit for the continued use of an existing pole sign pursuant to LAMC Section 12.22 A(28)(a)(6)(i);
4. Approve, pursuant to LAMC Section 12.24 W.4, a Conditional Use Permit to deviate from the Automotive Use 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.;
5. Approve, pursuant to LAMC Section 12.27, a Zone Variance to allow the construction of an express car wash with associated parking, driveway aisles, and twenty-three vacuums to be established in the P-1VL-CUGU zone;
 6. Adopt the Conditions of Approval; and
 7. Adopt the Findings.

Commissioner Sampson seconded the motion and the vote proceeded as follows:

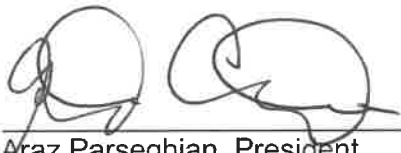
Moved: Phelps
Second: Sampson
Ayes: Del Rio, Parseghian
Absent: Collado

Vote: 4 – 0

MOTION PASSED

There being no further business before the Commission, President Parseghian adjourned the meeting at 5:58 p.m.


Bryan Sanchez, Commission Executive Assistant I
North Valley Area Planning Commission


For Araz Parseghian, President
North Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

SEP 18 2025

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**