NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, NOVEMBER 19, 2026 AFTER 4:30 P.M.
MARVIN BRAUDE SAN FERNANDO VALLEY
CONSTITUENT SERVICE CENTER, MEETING ROOM 1B
6262 VAN NUYS BOULEVARD, VAN NUYS, CA 91401

David Phelps, President
Gerlie Collado, Vice President
Victor Sampson, Commissioner
Giovanni Zuniga, 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
Craig R. Weber, Deputy Director

Alma Sandoval, Commission Executive Assistant I
apcnorthvalley@lacity.org
(213) 978-1389

MEETING CANCELED
DUE TO LOSS OF QUORUM

*Commission Rules and Operating Procedures 7.6: If a Commission meeting is canceled or adjourned due to lack of quorum or emergency situation, 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.

The next regular meeting of the North Valley Area Planning Commission will be held at **4:30 p.m.** on **Thursday, December 3, 2026**

MARVIN BRAUDE SAN FERNANDO VALLEY
CONSTITUENT SERVICE CENTER, MEETING ROOM 1B
6262 VAN NUYS BOULEVARD, 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 §§ 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.

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant I at (213) 978-1558 or by e-mail apcnorthvalley@lacity.org.

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.

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Meeting presentations will be made available here (https://tinyurl.com/NorthValleyAPC11-19-26) by Monday, November 16, 2026. Compliant Day of Submissions will be added to this drive.

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LOSS OF QUORUM

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/81959641488 OR BY CALLING (213) 338-8477 OR (669) 900-9128. USE MEETING ID 819 5964 1488 AND PASSCODE 677902. 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/commissioners.

Initial Submissions, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. **Secondary Submissions**, limited to ten (10) pages, must be received no later than 48 hours before the Commission meeting. **Day of Hearing Submissions**, limited to two (2) pages, are received within 48 hours of the meeting. All submissions should be made electronically to apcnorthvalley@lacity.org. Photographs do not count toward page limits. Submissions can be made until the Chair closes public comment on the agenda item. 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) 978-1389 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.

Translation Services may be available if requested 72 hours in advance of this meeting. Please call (213) 978-1300 or email apcnorthvalley@lacity.org to make a request for in person translation services.

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 "South Valley Area Planning Commission."

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.

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LOSS OF QUORUM

1. DIRECTOR'S REPORT AND COMMISSION BUSINESS

- 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 7.3, 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-2024-3631-ZC-HCA

Council District: 2 – Nazarian

CEQA: ENV-2024-3633-CE Last Day to Act: 11-19-26
Plan Area: Sun Valley – La Tuna Canyon

PUBLIC HEARING REQUIRED

PROJECT SITE: 7550, 7550 ½, 7552 and 7554 Bellaire Avenue

PROPOSED PROJECT:
A Zone Change from RA-1 to (T)R1-1 and a preliminary parcel map to permit the subdivision of one lot split into two lots on a gross lot area of 20,998.9 square-foot with a net lot area of 18,900 square feet after dedication for the construction of two two-story dwelling units each with a detached one-story Accessory Dwelling Unit (which will be reviewed ministerially) on the lot facing Bellaire Avenue and maintain vacant on the other lot.

REQUESTED ACTIONS:
1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Article 19, Sections 15303 (Class 3) and 15315 (Class 15), an Exemption 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.
2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code, a Zone Change from RA-1 to (T)R1-1 to permit the subdivision of one lot split into two lots with a gross lot area of 20,998.9 square-foot with a net lot area of 18,900 square feet after dedication for the construction of two two-story dwelling units each with a detached one-story Accessory Dwelling Unit (which will be reviewed ministerially).

Applicant: Zhirayr Vandanyan and Artur Martirosyan
Representative: Suzzi Grigoryan, Lampert Group

Staff: Joanna Marroquin, Planning Assistant
joanna.marroquin@lacity.org
(213) 978-1463

The next regular meeting of the North Valley Area Planning Commission will be held on **Thursday, December 3, 2026 at 4:30 p.m.**

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

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Reasonable Accommodations Consistent with Federal and State Law

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LOSS OF QUORUM

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.

LOSS OF QUORUM