

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARS ONLINE:

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

SECONDARY SUBMISSIONS

PHILIP J. HESS
ATTORNEY

155 South Hudson Avenue
Los Angeles, CA 90004-1033

(323) 954- 8266
Fax: (323) 954-1208
pjhess@earthlink.net

August 13, 2020

Via Electronic Delivery
North Valley Area Planning Commission
6262 Van Nuys Boulevard
Van Nuys, CA 91401

Re: Case No. DIR-2016-1397-BSA-1A
Submission For Public Comment – Meeting of August 20, 2020

President Nam and Honorable Members of the Commission:

I am the attorney for Jeanette Plumb, the appellant in the above-referenced appeal that you granted in a written determination dated December 2, 2019 following a unanimous vote of the Commission at the meeting of October 3, 2019. Ms. Plumb and I appear before you today at Public Comment to follow up on the request we made at your July 16 meeting for the assistance of this Commission in obtaining compliance with the determination.

Our July 16 request to you was met with a suggestion by Mr. Knox, the City Attorney advising this Commission, that Frank Lara at the Department of Building and Safety (DBS) “will be able to provide you an update regarding any current actions being taken regarding the North Valley APC determination.”

I contacted Mr. Lara via e-mail on July 17 and again on July 29. A copy of my July 29 e-mail was also sent to Mr. Knox. I have heard nothing from anyone in the City in response. No action has been taken to implement the Commission determination.

Once again I ask that you act to make sure your decision takes effect and produces the remedies you found warranted.

Thank you for your consideration of this request.

Respectfully submitted,

PJH/hs
encls.

Philip J. Hess



Sunland-Tujunga Neighborhood Council

Certified May 27, 2003

P.O. Box 635 • Tujunga, CA 91043-0635 • 818-951-7411 • Website: stnc.org

December 11, 2019

Attn: Zuriel Espinosa
L.A. City Planning Department
6262 Van Nuys Blvd.
Van Nuys, California 91406

via email: zuriel.espinosa@lacity.org

Re: ZA-2018-4144-ZAD / ENV-2018-4145-CE

Project: The construction of a new 2,090 square-foot single-family residence on a 5,897 square-foot site. Zone RE11-11

REQUESTED ACTION(S):

1. The Zoning Administrator shall consider an Exemption from CEQA pursuant to State CEQA Guidelines: Section 15303 Class 3 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 Los Angeles Municipal Code Section 12.24-X,28, a Zoning Administrator's Determination to grant relief from the requirement to provide a 20-foot wide continuous paved roadway per Section 12.21-C,10(i)(3) of the Code; and to deviate from Section 12.21-C,10(i)(2) of the Code to allow roadway widening to a width of less than 20 feet as required for a project fronting Estaban Way, a substandard hillside street; both in conjunction with the proposed construction of a single-family home.

TO WHOM IT MAY CONCERN:

Upon recommendation of the Sunland-Tujunga Neighborhood Council (STNC) Land Use Committee, at the December 11, 2019 meeting of the STNC General Board the board voted to submit this support letter for 9700 North Estaban Way new residence and supports the requested actions for the new single family residence.

Thank you for the opportunity to submit these comments. If you have any questions, please contact us by email at stnc.secretary2019@gmail.com or by phone at 818-951-7411.

Sincerely,

Liliana Sanchez, President
Sunland-Tujunga Neighborhood Council

Cc:

Alex Truong, City Planning Associate – Alexander.truong@lacity.org
Councilmember Monica Rodriguez, CD7 councilmember.rodriguez@lacity.org;
Humberto Quintana, CD7 Planning Deputy humberto.quintana@lacity.org
Seroj Isagolian, Applicant
Oscar Ensafi, Applicant's Representative

DAY OF HEARING SUBMISSIONS