

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

DAY OF HEARING SUBMISSIONS



**MONICA RODRIGUEZ
COUNCILWOMAN, 7TH DISTRICT**

June 2, 2022

Ms. Sarah Hounsell
City Planner
City of Los Angeles Department of City Planning
Sarah.Hounsell@lacity.org

RE: APCNV-2018-2850-ZC; 9363 Burnet Avenue

Dear Ms. Hounsell:

I am writing in regards to the proposed project at 9363 Burnet Avenue, North Hills, CA 91343. The proposed project (APCNV-2018-2850-ZC) is requesting a subdivision of one lot into seven small lots, a Zoning Administrator's Adjustment to reduce a front yard set back from fifteen feet to thirteen feet, and a zone change from Suburban Zone ("RA-1") to a Restricted Density Multiple Dwelling Zone ("(T)(Q)RD3-1") to allow for the development of seven single-family dwellings. The project will also include the demolition of a single-family unit and garage on the existing lot.

My office is requesting the additional design standards listed below to be included as conditions and reflected in a revised Exhibit A - Architectural Plans. I further request that the project be conditioned to require that the revised Exhibit A be reviewed and approved by the Council Office prior to issuance of the determination by the Commission Office. Below are the additional design standards:

Fencing

- Remove scattered brick and utilize all smooth stucco.
- Use brick/stone accents to top each of the pillars.

- Brick/stone used should match or complement that of the accent stone used on the units.

East/West Elevations

- Incorporate landscaping along the base of the walls on the east and west elevations between units (i.e. the east and west facing exterior walls of units 2-6) by including, but not limited to, the use of trellises with vines to break up the blank wall space.

Rooflines

- Lower parapet to roof deck height on all elevations and provide mansard roof features all the way around each unit.
- Remove the parapet feature that is on the roof deck stairwell, and utilize alternative material or cladding on exterior to create a vertical accent feature on the remaining wall down to floor level.

Doorways

- Create a defined entrance and/or shelter for the front entrance doorway of the units, creating a porch effect over the front door, or alcove to break up the flat wall.

The requested changes have been shared with the applicant, who is supportive of incorporating them into the proposed design. If you have any questions, please contact my staff Paola Bassignana, Planning Director at (213) 473-7007.

Sincerely,

A handwritten signature in black ink that reads "Monica Rodriguez". The signature is fluid and cursive, with the first name "Monica" being larger and more prominent than the last name "Rodriguez".

MONICA RODRIGUEZ

Los Angeles City Councilwoman
Seventh District



Planning APC North Valley <apcnorthvalley@lacity.org>

Item 6,7, and 8 day of submission

wayne spindler <inslos@aol.com>

Thu, Jun 2, 2022 at 4:30 PM

To: "apcnorthvalley@lacity.org" <apcnorthvalley@lacity.org>

From: GOATPUPPET

Add these conditions:

1/Mandate NO NATURAL GAS or propene hookups. Only allow ELECTRIC appliances, heaters, and water heaters. 2/Mandate the develop NOT USE NATURAL turf. 3/Mandate the project have water drain capture system to recycle rainwater. 4/ Bar any airBNB use of the property.



6/1/2022

Los Angeles Area Planning Commission
200 N Spring St
Los Angeles, CA 90012

apcnorthvalley@lacity.org
Via Email

Re: 9363 North Burnet Avenue
Case # APCNV-2018-2850-ZC

Dear Los Angeles Area Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the Area Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to ensure that the law is enforced.

The applicant proposes to create 7 new units on a small lot subdivision, each two stories over a garage. The application and approval also include a proposed Zone Change for density from RA-1 to (T)(Q)RD3-1.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The City has erroneously determined that the applicant must submit a request for a rezoning, even though the HAA strictly prohibits local governments from requiring a rezoning when, as here, the general plan and zoning are inconsistent. In this case, the zoning is clearly inconsistent with the general plan designation: The Mission Hills - Panorama City - North Hills Community Plan currently designates the subject property for Low Medium Density Residential uses with corresponding zones of R2, RD3, RD4, RD5, RD6, RZ3, RZ4, RU, and RW1 Zones, and the subject property's RA-1 zoning category is not one of them.

In 2018 AB 3194 set out to close a loophole that local governments have exploited to avoid compliance with the HAA: maintaining low zoning densities to force projects into discretionary rezoning processes. AB 3194 fixed this problem in two ways. First, this bill specifically prohibits

local governments from requiring rezoning in cases where the zoning is inconsistent with the general plan. Second, in cases where a local government argues that zoning is consistent with the general plan, the bill requires local governments to facilitate the density allowed under the general plan rather than the zoning. The amendment added Section (j)(4), which states:

For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, *and shall not require a rezoning*, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, *the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan* and proposed by the proposed housing development project. (Emphasis added.)

The above captioned proposal is general plan compliant, and must be approved at the density allowed on the site by the general plan and proposed by the housing development project (RD-3), therefore, your local agency must approve the application regardless of whether a zoning change is granted, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The signature is written in a cursive, flowing style with a large, stylized 'S' and 'T'.

Sonja Trauss
Executive Director
YIMBY Law



Planning APC North Valley <apcnorthvalley@lacity.org>

Item 6,7, and 8 day of submission

wayne spindler <inslos@aol.com>

Thu, Jun 2, 2022 at 4:30 PM

To: "apcnorthvalley@lacity.org" <apcnorthvalley@lacity.org>

From: GOATPUPPET

Add these conditions:

1/Mandate NO NATURAL GAS or propene hookups. Only allow ELECTRIC appliances, heaters, and water heaters. 2/Mandate the develop NOT USE NATURAL turf. 3/Mandate the project have water drain capture system to recycle rainwater. 4/ Bar any airBNB use of the property.



6/1/2022

Los Angeles North Valley Area Planning Commission
200 N Spring St
Los Angeles, CA 90012

apcnorthvalley@lacity.org
Via Email

Re: 9218 North Langdon Avenue
APCNV-2019-7236-ZC

Dear Los Angeles North Valley Area Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the North Valley Area Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to ensure that the law is enforced.

The project includes the demolition of a detached duplex and the removal of six onsite trees of various species for the subdivision of one approximately 36,878 gross square-foot lot into six small lots. The project is for the construction of six two-story single-family residential dwellings with all vehicular access proposed off an interior common access driveway. The applicant has also requested a Zone Change from (Q)RD6-1 to (T)(Q)RD6-1 to facilitate the project's density.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The City has erroneously determined that the applicant must submit a request for a rezoning, even though the HAA strictly prohibits local governments from requiring a rezoning when, as here, the general plan and zoning are inconsistent. The Mission Hills - Panorama City - North Hills Community Plan currently designates the subject property for Low Residential uses with corresponding zones of RE9, RS, R1 and RU Zones. Footnote No. 4 states that "development in the low density area shall not preclude approval of RD6 density on large areas of over 12,000 square feet or larger." The site's existing (Q)RD6-1 zoning clearly precludes approval of projects proposed at maximum RD6 densities, and is thus inconsistent with the general plan.

In 2018 AB 3194 set out to close a loophole that local governments have exploited to avoid compliance with the HAA: maintaining low zoning densities to force projects into discretionary rezoning processes. AB 3194 fixed this problem in two ways. First, this bill specifically prohibits local governments from requiring rezoning in cases where the zoning is inconsistent with the general plan. Second, in cases where a local government argues that zoning is consistent with the general plan, the bill requires local governments to facilitate the density allowed under the general plan rather than the zoning. The amendment added Section (j)(4), which states:

For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, ***and shall not require a rezoning***, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, ***the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan*** and proposed by the proposed housing development project. (Emphasis added.)

The above captioned proposal is general plan compliant, and must be approved at the density allowed on the site by the general plan and proposed by the housing development project ((T)(Q)RD6-1), therefore, your local agency must approve the application regardless of whether a zoning change is granted, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The signature is written in a cursive, flowing style.

Sonja Trauss
Executive Director
YIMBY Law

78+ CONSTITUENTS SUBMITTED THE FOLLOWING STATEMENT FOR YOUR CONSIDERATION:

Subject: Item 8- 9450 North Shirley Ave.

I am a local union carpenter out of Carpenters Local 661. Carpenters Local 661 represents over 5,000 working families in the area which include members that live, work, and make use of businesses in and around the San Fernando Valley. We would like to see a Community Wealth Plan as part of this project. The City of Los Angeles should implement a Community Wealth Plan which requires family supporting wages, healthcare for workers, all contractors must participate in a state-approved apprenticeship program, and local hire as a condition of approval for this project.

Specifically:

The construction workforce should require;

- Full family health plans
- All contractors must either participate in a state-approved apprenticeship program or request the dispatch of apprentices from a program.
- Paid sick leave. Pension, and vacation-holiday pay.
- Local Hire

High quality responsible bidder standards should be established to ensure high quality construction performance;

- Construction contractors at every level comply with labor law and have no history of fraudulent or grossly negligent business practices.
- General Contractors should be required to self perform a Minimum of 5% of all construction craft work for which they are responsible.

We believe all San Fernando Valley and nearby residents deserve an innovative economic solution that puts them on the path to build better careers, increase access to family healthcare, and enrich the community at large.

Local 661 Carpenters Union Member



Planning APC North Valley <apcnorthvalley@lacity.org>

Item 6,7, and 8 day of submission

wayne spindler <inslos@aol.com>

Thu, Jun 2, 2022 at 4:30 PM

To: "apcnorthvalley@lacity.org" <apcnorthvalley@lacity.org>

From: GOATPUPPET

Add these conditions:

1/Mandate NO NATURAL GAS or propene hookups. Only allow ELECTRIC appliances, heaters, and water heaters. 2/Mandate the develop NOT USE NATURAL turf. 3/Mandate the project have water drain capture system to recycle rainwater. 4/ Bar any airBNB use of the property.



1/6/2022

Los Angeles Planning Commission
201 N Figueroa St.
Los Angeles, CA 90012

info@planning.lacounty.gov
Via Email

Re: Residences at Northridge Fashion Center, 9450 North Shirley Avenue
DIR-2021-7970-SPR-VHCA- 1A

Dear Los Angeles Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The project proposes the demolition of the existing single-story commercial building and surface parking lots to the west of the Northridge Fashion Center driveway for the construction of a five-story, 350-unit multifamily residential building. The developer will also pay a \$2.5m affordable linkage fee.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The script is fluid and cursive, with the first name "Sonja" and last name "Trauss" clearly legible.

Sonja Trauss
Executive Director
YIMBY Law