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

Planning APC North Valley <apcnorthvalley@lacity.org>

Fwd: Case Number AA-2025-971-PM/17216 Parthenia Street, 91325

John Whitaker <johnwhitaker.home@gmail.com> Tue, May 19, 2026 at 5:23 PM
To: apcnorthvalley@lacity.org
Cc: Shane Strunk <shane.strunk@lacity.org>, Dan Rosales <dan.rosales@lacity.org>, Omoira3 <omoira3@aol.com>, Kevin Kratzer <kevinjameskratzer@gmail.com>, Lisa C <lisadotcar@gmail.com>, Kevin Carothers <kevindotcar@gmail.com>, Lee Kanon Alpert <LKA@alpertdrc.com>, Christopher LeGras <chris.legras@gmail.com>, Jenni Harris <jkimharris@gmail.com>, Scott Wright <sewproperties@gmail.com>, Sylvette Artinian <threepointlanding@mac.com>

Submitting this and next email to the Commission as requested. Thank you. John

John Whitaker
cell: 818-294-3789

Begin forwarded message:

From: John Whitaker <johnwhitaker.home@gmail.com>
Date: May 19, 2026 at 4:04:55 PM PDT
To: shane.strunk@lacity.org
Cc: Dan Rosales <dan.rosales@lacity.org>, Omoira3 <omoira3@aol.com>, Kevin Kratzer <kevinjameskratzer@gmail.com>, Lee Kanon Alpert <LKA@alpertdrc.com>, Kevin Carothers <kevindotcar@gmail.com>, Christopher LeGras <chris.legras@gmail.com>, Lisa C <lisadotcar@gmail.com>, Jenni Harris <jkimharris@gmail.com>, Sylvette Artinian <threepointlanding@mac.com>
Subject: Fwd: Case Number AA-2025-971-PM/17216 Parthenia Street, 91325/ Draft

Shane: Please include the pictures below as part of the pending appeal. My wife and I have lived on Napa Street in Sherwood Forest between Louise and Encino one block south of Parthenia since March 1980. We raised our kids here and now host our grandkids on many occasions. Our neighborhood and the Sherwood Forest neighborhoods to the west and east of us are locked in by the railroad tracks to the south with Parthenia our only E-W exit in case of an emergency.

Up until last year we never thought about the reality of trying to exit with a local fire, another local earthquake or any other emergency. I took the traffic pictures below last Thursday at 4:20 pm from the NW corner of Parthenia and Louise looking directly at the SE corner house which is the subject 17216 parcel and then to the cars lined up behind them all of which are backed up from Balboa which is our closest north/south street crossing the railroad tracks. This is typical for Parthenia during evening commute time.

The new housing laws adopted by the State effective in 2025 have created a horrible perfect storm for our neighborhood because the City and State confirm that there is no discretion allowed for these projects. Thus, the project on the corner of Encino and Parthenia (8670, 8672 and 8674 Encino replacing the demolished 17454 Parthenia residence) was rushed to permit issuance and completion pursuant to SB 9 and newly enacted SB 1211 and when combined with City ADU laws resulted in two black 3800+ sq ft duplex towers and an attached white 3800+ sq ft ADU. The picture below from the broker's marketing materials shows the project and the same developer has completed the same new three tower project plus two additional large detached ADUs on the adjacent parcel to the east on Parthenia (17430, 32, 34, 36 and 38 Parthenia replacing the demolished 17430 Parthenia residence).

The same developer has acquired the 2.4 acre ranch house at 17545 Parthenia corner of Shoshone and has submitted the plans for 8 SB 1123 starter homes each with a junior ADU and created a new parcel ready for future non-discretionary SB 1123 houses. The developer also owns the remainder parcel on the Shoshone/Parthenia corner.

This proposed lot split on the Louise corner is one block to the east of the two new Encino projects and two blocks east of the proposed Shoshone projects. It is obviously the first step of another step transaction to create a vacant parcel to either utilize one of these non-discretionary laws on this parcel or to next apply to demolish the existing home and create 2 vacant parcels to develop or to sell one or both to the same or different developer.

This request is discretionary so please use your discretion to not approve the requested non-conforming lot split which could then easily lead to the non-discretionary next steps.

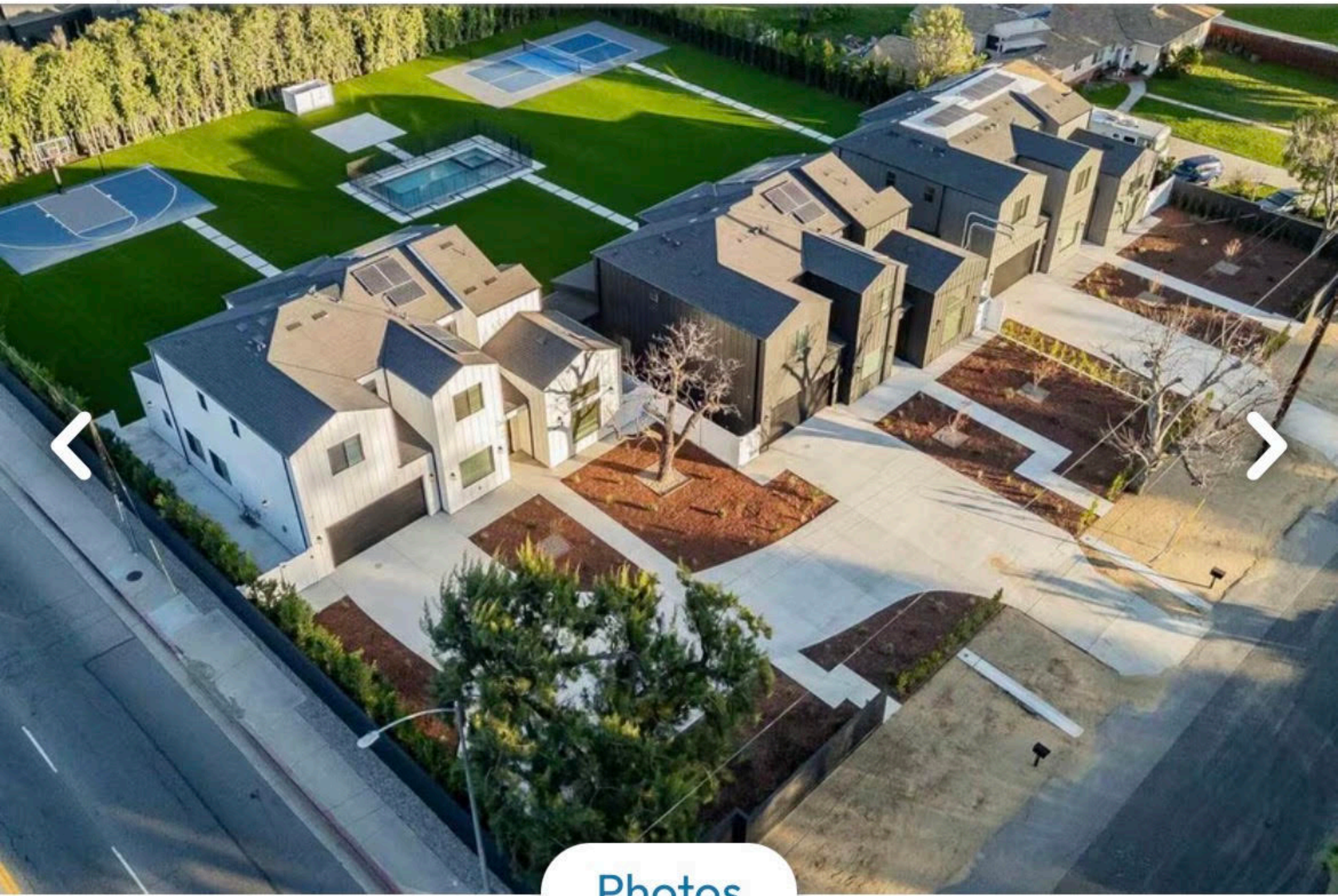
Thank you

John Whitaker

cell: 818-294-3789

<Traffic B.jpeg>
<65K.jpg>
<Traffic A.jpeg>

Apartments.com™



Photos

$65,000 / month

8670 Encino Ave,

Los Angeles, CA 91325

Los Angeles

Add a Commute

Louise

APN: 2768-014-013

LEGAL DESCRIPTION:

LOT 16 OF TRACT 12338
M B 231 39-41

VESTING TENTATIVE TRACT MAP LA NO. MAP 85030

SITE ADDRESS: 17531 W. PARTHENIA STREET, NORTHRIDGE CA 91325

THIS IS A [VESTING] TENTATIVE TRACT MAP FOR SMALL LOT SUBDIVISION PURPOSES PER SB 684/1123.
AND ALSO UTILIZING SB 937 FEE DEFERRAL-ENTITLEMENT-EXTENSION

PROPOSED PROJECT:
A VESTING TRACT MAP UTILIZING STARTER HOME REVITALIZATION ACT / SB 684/1123 MINISTERIAL APPROVAL.
CREATING 8 RESIDENTIAL LOTS AND ONE REMAINDER PARCEL.

NOTES:
1- LOT AREA : = 50,247.5 SQ.FT. (ZIMAS) ~ 1.15.
2- ZONING: EXISTING ZONE RA-1 PROPOSED ZONE RA-1.
3- DISTRICT MAP: 195B129
4- COMMUNITY PLAN: NORTHRIDGE.
5- NEIGHBORHOOD COUNCIL: - NORTHRIDGE SOUTH NC.
6- SEWERS ARE AVAILABLE IN THE ADJACENT STREET.
7- DRAINAGE BY SURFACE METHOD.
8- SITE IS RELATIVELY FLAT, SLOPE IS ABOUT 1 % DOWN FROM NORTH TO SOUTH.
9- THERE ARE NO HAZARDOUS CONDITIONS ON THIS PROPERTY.
10- THERE ARE NO PROTECTED TREES ON THE SITE. NO OAKS, NO CALIFORNIA BLACK WALNUT, NO CALIFORNIA BAY OR WESTERN SYCAMORE TREES ON THE PROPERTY.
11- PROPOSED 4 PARCELS.
12- COUNCIL DISTRICT 12.
13- PARCEL IS CURRENTLY VACANT.
14- THE SITE IS NOT IN A LANDSLIDE OR LIQUEFACTION ZONE.

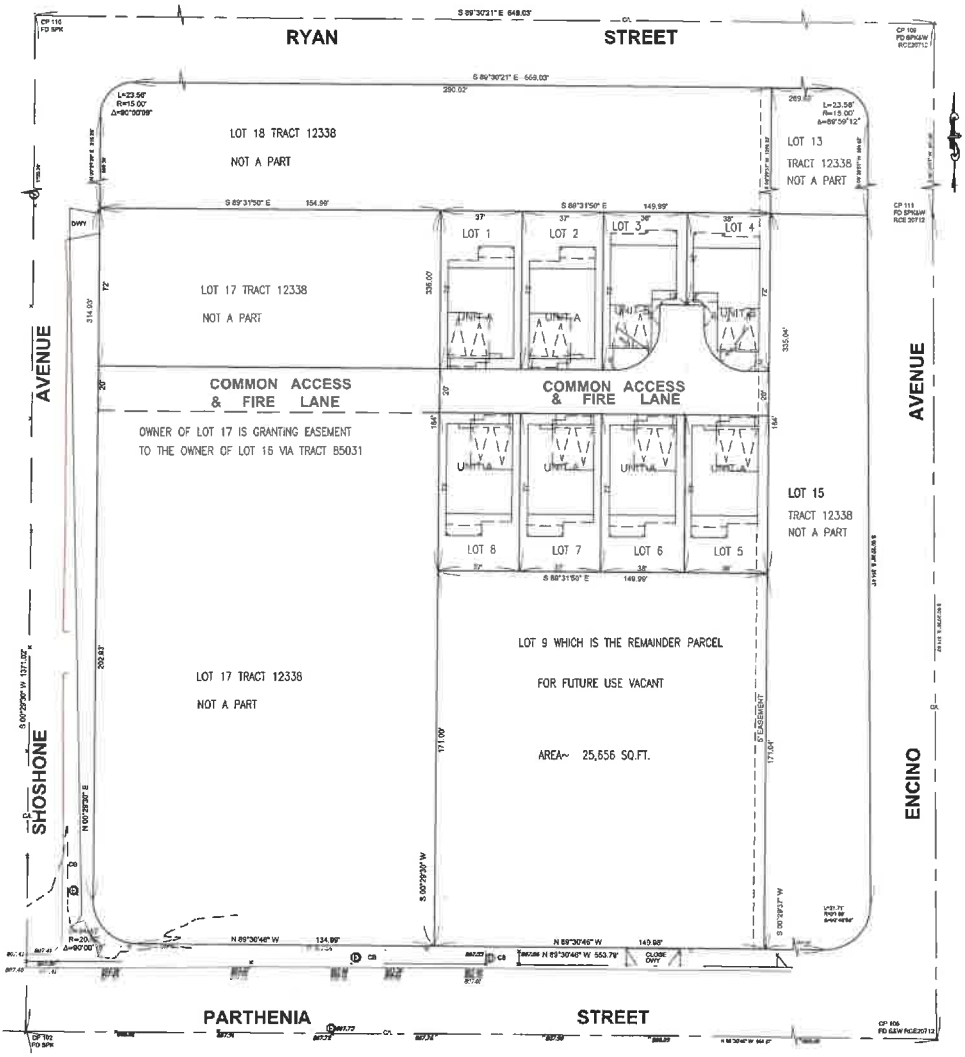
THOMAS GUIDE PAGE: 531, GRID B1.

MAP PREPARED ON 03-12-2026

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
☑ TENTATIVE MAP ☐ PARCEL MAP

APR 14 2026

☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY



SETBACK MATRIX

	E SIDE	W SIDE	N REAR	S FRONT
LOT 1	3'-6"	3'-6"	16'-0"	1'-0"
LOT 2	3'-6"	3'-6"	16'-0"	1'-0"
LOT 3	3'-6"	4'-6"	8'-0"	10'-0"
LOT 4	3'-0"	5'-0"	8'-0"	10'-0"
	E SIDE	W SIDE	N FRTONT	S REAR
LOT 5	3'-0"	5'-0"	16'-0"	5'-0"
LOT 6	4'-0"	4'-0"	16'-0"	1'-0"
LOT 7	3'-6"	3'-6"	16'-0"	1'-0"
LOT 8	3'-6"	3'-6"	16'-0"	1'-0"

LOT AREAS

	NET AREA~	GROSS AREA~
LOT 1	3,034 S.F.	2,664 S.F.
LOT 2	3,034 S.F.	2,664 S.F.
LOT 3	3,116 S.F.	2,664 S.F.
LOT 4	3,116 S.F.	2,664 S.F.
LOT 5	3,116 S.F.	2,664 S.F.
LOT 6	3,116 S.F.	2,664 S.F.
LOT 7	3,034 S.F.	2,664 S.F.
LOT 8	3,034 S.F.	2,664 S.F.
LOT 9	25,656 S.F.	25,656 S.F.

SEE TREE REPORT PREPARED BY:
ARSEN MARGOSSIAN, MS CONSULTING ARBORIST
(818) 957-7175
ARSENM@PACBELL.NET
DATED OCTOBER 14, 2025

N. T. S.

VICINITY MAP

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY N. GUN
No. C 68545
CIVIL
STATE OF CALIFORNIA

SCALE: 1"=40'

ENGINEER :ZEITOUNY & ASSOCIATES, INC.
C/O CAMILLE ZEITOUNY
18243 SENTENO ST.
ROWLAND HTS., CA. 91748
(323) 892-1168
EMAIL: ZEITOUNYC@GMAIL.COM

OWNER / SUBDIVIDER :
17531 PARTHENIA STREET LLC
C/O LIOR MANDELBAUM
P O BOX 56692
SHERMAN OAKS, CA 91413
(818) 822-7300
EMAIL: LIORMANDELBAUM@GMAIL.COM