



NORTH VALLEY AREA PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: SEPTEMBER 16, 2026

Case No.: APCNV-2024-7726-VZC-ADJ-HCA

Council District: 7 – Rodríguez

CEQA: ENV-2024-7727-SE

Plan Area: Mission Hills – Panorama City – North Hills

Project Site: 9236 North Burnet Avenue

Applicant: Henry Wang, Vibehen Property, LLC
Representative: Eric Lieberman, QES, Inc.

As of September 3, 2026, the North Valley Area Planning Commission failed to act on the proposed project within the specified 75 days mandated by Chapter 1A Sections 13B.1.4.I and 13B.5.2, and Chapter 1 Sections 12.32 and 12.28 A of the Los Angeles Municipal Code (LAMC). Subject to the Multiple Approvals Ordinance pursuant to LAMC Chapter 1A Section 13A.2.10.C, the proposed Zone Change and Adjustment Applications must follow the processing and appeals procedures set forth in Chapter 1A Section 13.B.1.4 (Zone Change) of the LAMC.

Therefore, the North Valley Area Planning Commission is deemed by operation of law to have taken the following actions:

1. **Determined**, based on the whole of the administrative record, that the Project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to California Public Resource Code Section 21080.66 (AB 130);
2. **Approved and recommended** that the City Council **adopt** the attached Zone Change Ordinance, pursuant to Chapter 1A Section 13B.1.4.I and Chapter 1 Section 12.32 Q of the Los Angeles Municipal Code (LAMC), enabling a Vesting Zone Change from the RA-1 Zone to the RD3-1 Zone across the entire property; and
3. **Approved**, pursuant to LAMC Chapter 1A Sections 13A.2.10 and 13B.5.2 and Chapter 1 Section 12.28 A, an Adjustment to allow a less than 20 percent reduction in minimum lot area per dwelling unit or guest room for a total of eight dwelling units on a 22,869.8 gross square foot lot in lieu of seven dwelling units, based on the minimum lot area of 3,000 square feet for each dwelling unit in the RD3 Zone.

for

Stephanie Gavidia, Commission Executive Assistant I
North Valley Area Planning Commission

Effective Date/Appeals:

The decision of the North Valley Area Planning Commission as it relates to the Adjustment is appealable to the City Council within **15 days** after the mailing of this Determination Letter. Any appeal not filed within the 20-day period shall not be considered by the Council.

FINAL APPEAL DATE: OCTOBER 1, 2026

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination on the CEQA clearance is an appealable clearance under Section 13B.11.1.F.2. (EIR, ND, MND, SCEA, Exemption/No Project) made by a decisionmaker other than the City Council; all available appeals on the entitlement approval(s) have been taken; and the Determination on the entitlement(s) is final and not further appealable.

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.

Attachments: Zone Change Ordinance, Map

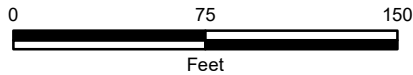
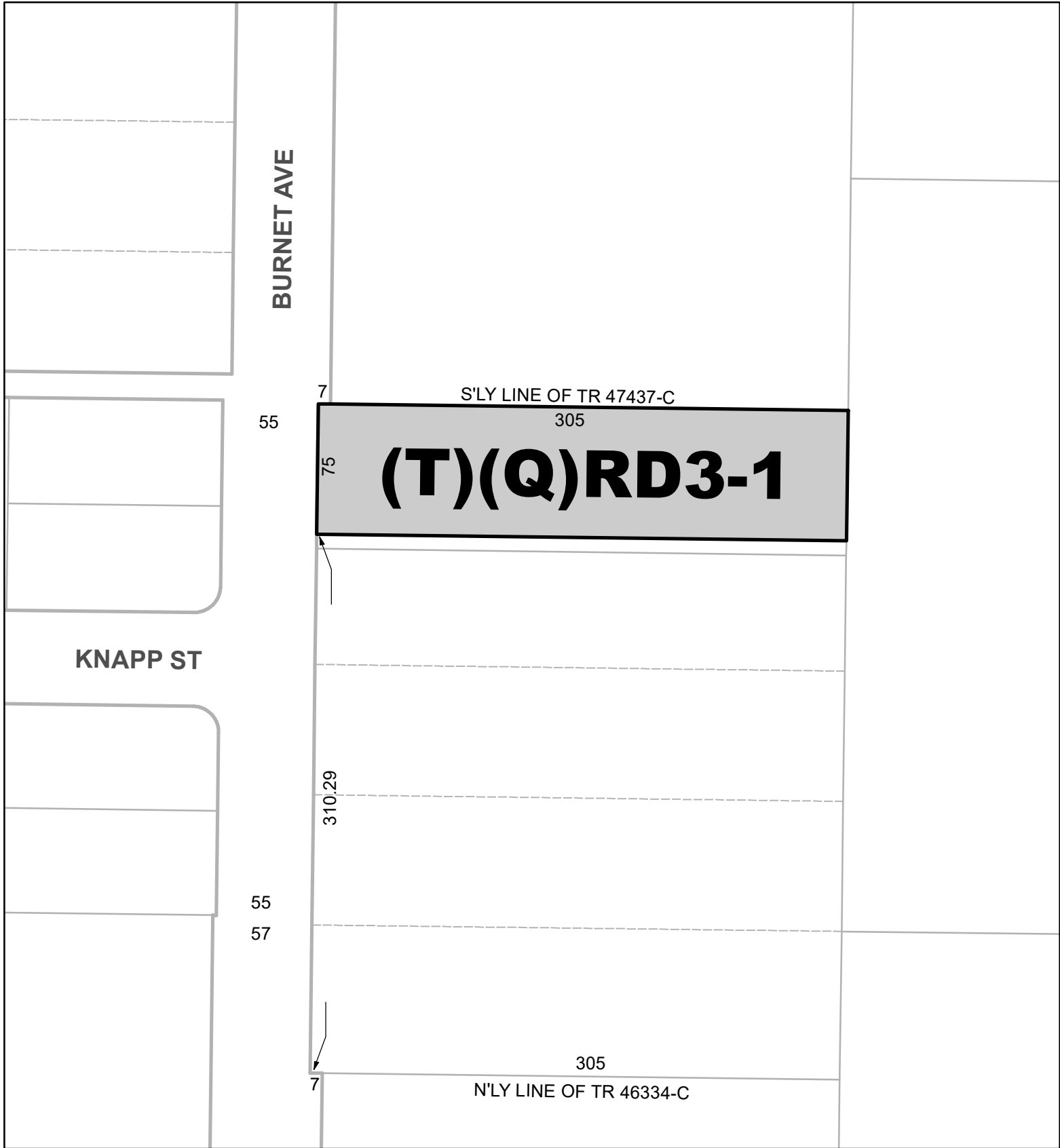
cc: Phyllis Nathanson, Principal City Planner
Claudia Rodriguez, Senior City Planner
Sheila Toni, City Planner
Shane Shrunk, Planning Assistant

ORDINANCE NO. _____

An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone and zone boundaries shown upon a portion of the zone map attached thereto and made a part of Article 2, Chapter 1 of the Los Angeles Municipal Code, so that such portion of the zoning map shall be as follows:

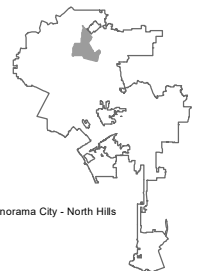


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City of Los Angeles



Mission Hills - Panorama City - North Hills