

**NORTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, DECEMBER 20, 2018, AFTER 4:30 P.M.  
MARVIN BRAUDE CONSTITUENT SERVICE CENTER, ROOM 1B  
6262 VAN NUYS BOULEVARD, FIRST FLOOR  
VAN NUYS, CA 91401**

Eric Nam, President  
Oshin Harootonian, Vice President  
Martina Diaz, Commissioner  
Yvette Lopez-Ledesma  
Victor Sampson, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, Executive Officer  
Lisa M. Webber, AICP, Deputy Director

Vacant, Commission Executive Assistant  
[apcnorthvalley@lacity.org](mailto:apcnorthvalley@lacity.org)  
(213) 978-1296

**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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.**

Written submissions are governed by Rule 4.3 of the North Valley Area Planning Commission Rules and Operating Procedures. All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) pages plus accompanying photographs, and must include the case number and agenda item number on the first page. 12 hard copies must be submitted to the Commission Executive Assistant the day of the meeting. Electronic submissions will not be accepted within this time period.

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 Policies and Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

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 **seven (7) days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1134.

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 agenzized here, 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 are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are online at <http://planning.lacity.org>.

Agendas, Draft and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "North Valley", "Agendas", under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

1. **DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- Election of Officers
- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – September 20, 2018

2. **NEIGHBORHOOD COUNCIL**

Presentation 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.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address **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. This requirement is in addition to any other hearing required or imposed by law. Persons wishing to speak during Public Comment must complete and submit a speaker's request form to the Executive Assistant prior to the commencement of the Public Comment period.

Individual testimony within the public comment period shall be limited up to five (5) minutes per person and up to ten (10) minutes per subject.

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 8.3, 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. [DIR-2018-2091-SPP-1A](#)  
CEQA: ENV-2018-2092-CE  
Plan Area: Sunland – Tujunga – Lake View Terrace  
Shadow Hills – East La Tuna Canyon

Council District: 7 - Rodriguez  
Last Day to Act: 12-20-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 9732 West Sombra Terrace

**PROPOSED PROJECT:**

Demolition of a 400 square-foot detached garage, and a 1,932 square-foot addition to an existing approximately 1,804 square-foot 1-story single-family dwelling, on an approximately 18,032 square-foot lot in the RE40-1-K Zone. The subject site is not located within a Prominent Ridgeline Protection Area or a Scenic Highway Corridor. The subject site is located in an Equestrian "K" District.

**APPEAL:**

Appeal of the September 18, 2018, Planning Director's determination which:

1. Determined, based on the whole of the administrative record, that the project is exempt from CEQA pursuant to CEQA Guidelines 15301, Class 1 and City Guidelines Class 1, Category 5 and there is no substantial evidence demonstrating that a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved with conditions, pursuant to Section 11.5.7 C of the Los Angeles Municipal Code, a San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan Project Permit Compliance Review for the Project.

**Applicant:** James Valentine & Alana Herzog

**Appellants:** Laurel Klick

Jennie Lohde

**Staff:** Peg Malone-Brown, City Planning Associate  
[peggy.malone-brown@lacity.org](mailto:peggy.malone-brown@lacity.org)  
(818) 374-5036

6. [ZA-2017-583-ZV-1A](#)  
CEQA: ENV-2017-584-CE  
Plan Area: Mission Hills – Panorama City – North Hills

Council District: 6 - Martinez  
Last Day to Act: 12-31-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 8612 – 8618 North Willis Avenue

**PROPOSED PROJECT:**

The conversion of an existing manager's office into a one-bedroom unit and the conversion of an existing recreation room into a one-bedroom unit in an existing three story, 34 feet 9 inches in height, 53-unit multi-residential apartment building for a total of 55 residential dwelling units on an approximately 32,463 square foot lot located in the (Q)R3-1 Zone.

The Commission may consider, based on the whole of the administrative record, that the project is exempt from CEQA, pursuant to CEQA Guidelines, Section 15301, Class 1, and City CEQA Guidelines Class 1 Category 5, and there is no substantial evidence demonstrating that

an exception to a categorical exemption to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

**APPEAL:**

Appeal of the October 1, 2018, Zoning Administrator's determination to deny a variance from Section 12.10 C.4 of the Los Angeles Municipal Code, for the conversion of an office and a recreation room, located within an existing 53-unit apartment building, into two dwelling units based on zero lot area instead of the 800 square feet of lot required per unit in the R3 Zone.

**Applicant:** Lila Eilat, 8616 Willis Avenue LLC  
Representative: Joseph Pazcoquin, Plan & Permit LLC

**Appellant:** Lila Eilat, Batim Properties  
Representative: Joseph Pazcoquin, Plan & Permit LLC

**Staff:** Maya Zaitzevsky, Associate Zoning Administrator

7. [ZA-2018-2467-CUB-1A](#) Council District: 7 - Rodriguez  
CEQA: ENV-2018-2468-CE Last Day to Act: 12-24-18  
Plan Area: Sunland – Tujunga – Lake View Terrace  
Shadow Hills – East La Tuna Canyon

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 11924 – 11926 West Foothill Boulevard

**PROPOSED PROJECT:**

The sale of beer and wine for off-site consumption in conjunction with a 5,750 square-foot grocery store with hours of operation from 7:00 a.m. to 10:00 p.m. daily in the C2-1VL-CUGU and P-1VL-CUGU Zones.

**APPEAL:**

Appeal of the September 21, 2018, Zoning Administrator's determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 1, Class 1, Category 22, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved, pursuant to Section 12.24 W.1 of the Los Angeles Municipal Code, a Conditional Use Permit for the sale of beer and wine for off-site consumption in conjunction with a grocery store.

**Applicant:** Walid Abdallah, Lakeview Farm Market  
Representative: Stanley Szeto, Szeto + Associates

**Appellant:** Vanessa May

**Staff:** Henry Chu, Associate Zoning Administrator

The next regular meeting of the North Valley Los Angeles Area Planning Commission will be held at **4:30 p.m. on Thursday, January 3, 2019** at

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

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. Language interpreters, 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 (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [APCNORTHVALLEY@lacity.org](mailto:APCNORTHVALLEY@lacity.org).