

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 21, 2019, AFTER 4:30 P.M.
MARVIN BRAUDE SAN FERNANDO VALLEY CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, ROOM 1B
VAN NUYS, CA 91401**

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

Vacant, Commission Executive Assistant
apcnorthvalley@lacity.org
(213) 978-1300

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Tricia Keane, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

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) 978-1300 or by email at apcnorthvalley@lacity.org

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, 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.

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

1. **DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – March 7, 2019

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**

- 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.
- 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. **[APCNV-2017-4684-VZC-BL-WDI](#)**

CEQA: ENV-2017-4685-MND

Plan Area: Northridge

Council District: 12 - Smith

Last Day to Act: 03-22-19

PUBLIC HEARING – Completed January 28, 2019

PROJECT SITE: 8317 North Etiwanda Avenue / 18307 Roscoe Boulevard

PROPOSED PROJECT:

Demolition of an existing single-family dwelling and the construction of a one-story, 9304 square-foot medical office building and associated surface parking lot on an RS-1VL zoned property. The project requires the cut and export of approximately 1,000 cubic yards of soil. There are 8 non-protected trees on site proposed for removal.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2017-4685-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 12.32 Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from RS-1VL to C2-1VL;
3. Pursuant to LAMC Section 12.32 R, a Building Line Removal to remove a 25-foot building line along Roscoe Boulevard; and
4. Pursuant to LAMC Section 12.37 I, a Waiver of Dedication and Improvement to waive a 5-foot dedication on Roscoe Boulevard and 3-foot dedication on Etiwanda Boulevard.

Applicant: Daniel Kashani
Representative: TriStar Realty Group, LLC

Staff: Christine Bustillos, Planning Assistant
christine.bustillos@lacity.org
(818) 374-5072

6. [APCNV-2016-2495-ZC](#) Council District: 12 - Smith
CEQA: ENV-2016-2494-CE Last Day to Act: 03-22-19
Plan Area: Northridge

PUBLIC HEARING – Completed January 4, 2019

PROJECT SITE: 8803 North Canby Avenue; 18425 West Gresham Street

PROPOSED PROJECT:

Demolition of an existing detached garage and portions of an existing residential duplex structure and the construction of a new triplex, on a 7,523 square-foot lot. The result will be a total of five dwelling units on-site with a total of nine parking spaces provided. The new triplex structure will be located at the rear portion of the lot, will be approximately 3,484 square-feet in area, and will have a maximum height of 33 feet. One non-protected orange tree will be removed to construct the project.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15301 (Class 1, Category L) and 15303 (Class 3, Category B), an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies; and
2. Pursuant to Section 12.32 of Los Angeles Municipal Code, a Zone Change from R2-1 to RD1.5-1 Zone.

Applicant: Rouzina Muradian, Canby Properties LLC
Representative: Robert B. Lamishaw, JPL Zoning Services

Staff: Valentina Knox-Jones, City Planner
valentina.knox.jones@lacity.org
(818) 374-5038

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

Marvin Braude San Fernando Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 1B
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.