

CITY OF LOS ANGELES

CALIFORNIA

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**Sun Valley Area  
Neighborhood Council**  
8720 Sunland Blvd.  
Sun Valley CA 91352  
Telephone 818-767-8262

[www.svanc.com](http://www.svanc.com)

## **SUN VALLEY AREA NEIGHBORHOOD COUNCIL Planning and Land Use Management Committee MEETING AGENDA**

**In person at**

Sun Valley Area Neighborhood Council Office  
8720 Sunland Blvd.  
Sun Valley, CA 91352

**Thursday, January 23, 2025, 6:30 pm to 8:30 pm**

**Zoom Meeting Online or By Telephone**

<https://zoom.us>

**Enter 987 6658 0221**

<https://zoom.us/j/98766580221>

**Dial (669) 900-6833 to Join the Meeting**

**Then Enter This Webinar ID: 987 6658 0221 and Press #**

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Si requiere servicios de traducción, por favor avisar al Concejo Vecinal con 3 días hábiles de anticipación (72 horas). Por favor contacte a Eddie Venegas, secretario, al correo [secretary@svanc.com](mailto:secretary@svanc.com) para avisar al Concejo Vecinal.

Every person wishing to address the Board must dial **(669) 900-6833**, and enter **987 6658 0221** and then press # to join the meeting. When prompted by the presiding officer, to provide public input at the Neighborhood Council meeting the public will be requested to dial \*9 or use the Raise Hand option, to address the Board on any agenda item before the Board takes an action on an item. Comments from the public on agenda items will be heard only when the respective item is being considered.

Comments from the public on other matters not appearing on the agenda that are within the Committee's jurisdiction will be heard during the General Public Comment period. Please note that under the Brown Act, the Board is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future Board meeting. Public comment is limited to two (2) minutes per speaker, unless adjusted by the presiding officer of the Board.

### **SB 411 Updates:**

In the event of a disruption that prevents the eligible legislative body from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a

disruption within the eligible legislative body's control that prevents members of the public from offering public comments using the call-in option or internet-based service option, the eligible legislative body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the eligible legislative body from broadcasting the meeting may be challenged pursuant to Section 54960.1.

(C) The eligible legislative body shall not require public comments to be submitted in advance of the meeting and shall provide an opportunity for the public to address the legislative body and offer comments in real time.

(D) Notwithstanding Section 54953.3, an individual desiring to provide public comment through the use of an internet website, or other online platform, not under the control of the eligible legislative body, that requires registration to log in to a teleconference may be required to register as required by the third-party internet website or online platform to participate.

(E) (i) An eligible legislative body that provides a timed public comment period for each agenda item shall not close the public comment period for the agenda item, or the opportunity to register, pursuant to subparagraph (D), to provide public comment until that timed public comment period has elapsed.

(ii) An eligible legislative body that does not provide a timed public comment period, but takes public comment separately on each agenda item, shall allow a reasonable amount of time per agenda item to allow public members the opportunity to provide public comment, including time for members of the public to register pursuant to subparagraph (D), or otherwise be recognized for the purpose of providing public comment.

(iii) An eligible legislative body that provides a timed general public comment period that does not correspond to a specific agenda item shall not close the public comment period or the opportunity to register, pursuant to subparagraph (D), until the timed general public comment period has elapsed.

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**ITEM 1:** Call to Order, Pledge of Allegiance, Roll Call

**ITEM 2:** Opening Remarks / Updates  
**A.** Rory Shaw Wetlands Project

**ITEM 3:** Public Comment on matters within the Committee's subject-matter jurisdiction that DO NOT appear on the agenda (comment only, no discussion, 2 minutes)

**ITEM 4:** Committee member comment on matters within the Committee's subject-matter jurisdiction that DO NOT appear on the agenda (comment only, no discussion, 2 minutes)

**ITEM 5: Presentation** by Sevana Mailian-Medzoyan from Mailian and Associates regarding a 10-foot fence on 10434-10460 Arminta St. 10434-10460, 7782-7810 San Fernando Road, Sun Valley, CA 91352. The project is a Zone Variance request to allow the continued use and maintenance of an existing un-permitted 10-foot in height fence (6-foot block wall atop 4 foot wrought iron fence) with a vehicle gate and pedestrian gate located within the required 15-foot front yard setback. Additionally, the project is requesting a Zone Variance to provide zero landscaping within the front yard setback otherwise required by CPC-30476 per Ordinance Number 157,675 (1983) condition number 6.

**Case Number:**  
**ZA-2024-291-ZV**

## ENV-2024-292-CE

<https://planning.lacity.gov/pdiscaseinfo/search/casenummer/ZA-2024-291-ZV>

**ITEM 6: Presentation** by Brian Ramirez and Moorea Benmosche from the non-profit affordable housing developer, *A Community of Friends (ACOF)*, regarding the Executive Directive 1 (ED1) project to be located at 10974 W. Ratner St. (8022 N. Vineland Ave), Sun Valley, CA 91352. The project proposes a multi-family residential complex with 96 units with 66 parking spaces; increase in Floor Area Ratio from the allowed 1.5 to 1.75; reduction of three side yard setback to allow 5 feet in lieu of the required 7; reduction of the rear yard setback to allow 8 feet in lieu of the 16 feet required; reduction of on-site trees to allow 18 trees in lieu of the required 24 trees.

**Case Number:**

**ADM-2024-7122-VHCA-RED1**

**ITEM 7: Community Discussion** regarding the Sun Valley – La Tuna Canyon Community Plan and the new construction rules for the replacement houses in the county (30 minutes)

<https://planning.lacity.gov/plans-policies/community-plan-area/sun-valley-la-tuna-canyon>

**ITEM 8: Discussion** of possible future topics

**ITEM 9:** Public Comment on matters within the Committee's subject-matter jurisdiction that DO NOT appear on the agenda (comment only, no discussion)

**ITEM 10:** Committee member comment on matters within the Committee's subject-matter jurisdiction that DO NOT appear on the agenda (comment only, no discussion)

**ITEM 11:** Adjournment

## SVANC Information for the Public

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days (72 hours) prior to the meeting by contacting the Department of Neighborhood Empowerment by calling (213) 978-1551 or email: [NCsupport@lacity.org](mailto:NCsupport@lacity.org)

Public Posting of Agendas -

Neighborhood Council agendas are posted for public review as follows:

- SVANC Office, 8720 Sunland Blvd., Sun Valley, CA 91352
- On our website: [www.svanc.com](http://www.svanc.com)
- You can also receive our agendas via email by subscribing to L.A. City's [Early Notification System \(ENS\)](#) at <https://www.lacity.org/subscriptions> or **SUBSCRIBE** to our Newsletter that will have the meeting agenda as well as the latest Sun Valley announcements and news.

Notice to Paid Representatives -

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code Section 48.01 et seq. More information is available at [ethics.lacity.org/lobbying](http://ethics.lacity.org/lobbying). For assistance, please contact the Ethics Commission at (213) 978-1960 or [ethics.commission@lacity.org](mailto:ethics.commission@lacity.org)

Public Access of Records -

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at SVANC office at 8720 Sunland Blvd., Sun Valley, CA 91352 at our website [www.svanc.com](http://www.svanc.com) or at a scheduled meeting. In addition, if you would like a copy of any record related to an item on the agenda, please contact Eddie Venegas, secretary at [secretary@svanc.com](mailto:secretary@svanc.com).

Reconsideration and Grievance Process -

For information on the NC's process for board action reconsideration, stakeholder grievance policy, or any other procedural matters related to this Council, please consult the NC Bylaws. The Bylaws are available at our Board meetings and our website [www.svanc.com](http://www.svanc.com).

**PLEASE VISIT THE SUN VALLEY AREA NEIGHBORHOOD COUNCIL WEBSITE**

**[WWW.SVANC.COM](http://WWW.SVANC.COM)**