

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, January 15, 2015
6262 Van Nuys Boulevard, First Floor
Van Nuys, CA 91401

MINUTES OF NORTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by the President, Veronica Padilla at 4:35 p.m.

Commissioners present: Commissioners, Oshin Harootonian, Veronica Padilla, and Victor Sampson.

Commissioners absent: Commissioners Yolanda Anguiano and Nora Cadena

1. DEPARTMENTAL REPORT

A. Items of interest –

Senior City Planner Jae Kim was sitting in for Senior City Planner Bob Duenas. He mentioned that the Master Plan Development Ordinance was approved by the Commission and is going forward to City Council.

2. COMMISSION BUSINESS

A. Advanced Calendar – Only one item for the next meeting.

B. Commission Requests – For February Advance Calendar, to consolidate (if possible) two cases in one meeting.

C. Minutes of Meeting – November 20, 2014

Motion: To approve the minutes of November 20, 2014.

Moved: Commissioner Sampson
Seconded: Commissioner Harootonian
Ayes: Commissioner Padilla
Absent: Commissioners Anguiano and Cadena

Vote: 3 - 0

3. **APCNV-2014-2512-ZC-CU-ZV-SPR**

CEQA: ENV-2014-2513-MND

Council District: 7 - Fuentes

Expiration Date: 01/17/15

Plan: Sylmar

Appeal Status: Conditional Use, Zone Variance & Site Plan Review are appealable to the City Council, Zone Change disapproval, in whole or in part, is appealable by the applicant to the City Council.

CONTINUED FROM DECEMBER 18, 2014

PUBLIC HEARING HELD ON NOVEMBER 04, 2014

Location: 13673-13689 West Foothill Boulevard

PROPOSED PROJECT:

The project involves the demolition of a one-story, 5,060 square-foot, commercial building and the construction, use and maintenance of a 2,240 square-foot Starbucks Coffee drive-through and a 5,500 square-foot multi-tenant commercial building, for a total of 7,740 square feet.

REQUESTED ACTION:

- 1) Pursuant to Section 12.32-F of the Los Angeles Municipal Code, a Zone Change from the [Q]C2-1VL and P-1 Zones to C2-1VL;
- 2) Pursuant to Section 12.24-W,17 of the Los Angeles Municipal Code, a Conditional Use to allow a Drive-Through Fast-Food Establishment in the C Zone on a lot in which the lot line adjoins and is across the street from the RA Zone;
- 3) Pursuant to Section 12.24-W,27 of the Los Angeles Municipal Code, a Conditional Use to allow 24 hour operation, daily, in lieu of the otherwise permitted 7:00 a.m. to 11:00 p.m., daily, in a Mini-Shopping Center, in the C2-1VL Zone;
- 4) Pursuant to Section 12.27 of the Los Angeles Municipal Code, a Zone Variance from L.A.M.C. Section 12.12.1-A, to permit the "early start" construction, use and maintenance of a 5,500 square-foot, multi-tenant commercial building and portions of the drive-thru which are in the P Zone.
- 5) Pursuant to Section 16.05 of the Los Angeles Municipal Code, a Site Plan Review for a Drive-Through Fast-Food Establishment which results in a net increase of 500 or more average daily trips; and
- 6) Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

APPLICANT: Aris Sarigianides

Representative: Stephen Shaw, ADN Architects

RECOMMENDED ACTION:

- 1) **Adopt** the Staff findings.
- 2) **Deny the Zone Change** as requested from [Q]C2-1VL/P-1 to C2-1VL.
- 3) **Recommend that the City Council adopt the Zone Change** from [Q]C2-1VL/P-1 to (T)C2-1VL.
- 4) **Approve** the Conditional Use to allow a Drive-Through Fast-Food Establishment in the C Zone on a lot in which the lot line adjoins and is across the street from the RA Zone.

- 5) **Approve** the Conditional Use to allow 24 hour operation, daily, in lieu of the otherwise permitted 7:00 a.m. to 11:00 p.m., daily, in a Mini-Shopping Center, in the C2-1 Zone.
- 6) **Approve Deny** the Zone Variance from L.A.M.C. Section 12.12.1-A, to permit the "early start" construction of a 5,500 square-foot, multi-tenant commercial building and portions of the drive-thru which are in the P Zone.
- 7) **Approve** the Site Plan Review for a Drive-Through Fast-food Establishment which results in a net increase of 500 or more average daily trips.
- 8) **Adopt** the Mitigated Negative Declaration No. ENV-2014-2513-MND.
- 9) **Advise** the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
- 10) **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) Filing.

Staff: Oliver Netburn (213) 978-1382

DISCUSSION:

The Planning staff presented the project and explained that this case was heard on December 18, 2014 and the vote was 2 to 1. Since this case will not expire until January 17, 2015, the Commission did not lose jurisdiction. Commission President mentioned that she was not present at the December 18th hearing; however, she has listened to the recording of this case. The Architect for this project spoke and asked to reconsider the request of the Zone for early construction start. The Commission asked the Architect and the Senior Planner questions. There were three speakers in favor of the project. The Councilmember Representative spoke and expressed that the community, the Neighborhood Council, and their office are in favor of this project and they are concerned about the delay of the construction of Starbucks. The City Attorney specified that their office is not in favor of the approval of the Zone Variance (early start). The owner of the property spoke. The Commission made a motion.

MOTION:

To Adopt the Staff findings; to Deny the Zone Change as requested from [Q]C2-1VL/P-1 to C2-1VL; Recommend that the City Council adopt the Zone Change from [Q]C2-1VL/P-1 to (T)C2-1VL; Approve the Conditional Use to allow a Drive-Through Fast-Food Establishment in the C Zone on a lot in which the lot line adjoins and is across the street from the RA Zone; Approve the Conditional Use to allow 24 hour operation, daily, in lieu of the otherwise permitted 7:00 a.m. to 11:00 p.m., daily, in a Mini-Shopping Center, in the C2-1 Zone; Approve the Zone Variance from L.A.M.C. Section 12.12.1-A, to permit the construction of a 5,500 square-foot, multi-tenant commercial building and portions of the drive-thru which are in the P Zone pending the Certificate of Occupancy; Approve the Site Plan Review for a Drive-Through Fast-food Establishment which results in a net increase of 500 or more average daily trips; Adopt the Mitigated Negative Declaration No. ENV-2014-2513-MND; Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring; Advise the applicant that pursuant to State Fish and Game Code Section 711.4, Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination Filing.

(The Commissioner made it clear that her motion is to adopt the original staff findings which approve the Zone Variance and to approve the original Conditions and Findings).

Moved: Commissioner Padilla
Seconded: Commissioner Sampson
Ayes: Commissioner Harootonian
Absent: Commissioners Anguiano and Cadena

Vote: 3 - 0

4. **ZA-2014-1075-CUW-1A** **Council District:** 12 - Englander
CEQA: ENV-2014-1076-MND **Expiration Date:** 01/15/15 Ext.
Plan: Granada Hills - Knollwood **Appeal Status:** No Further Appeal

CONTINUED FROM DECEMBER 04, 2014

PUBLIC HEARING

LOCATION: 10341 Woodley Avenue

REQUESTED ACTION:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Sections 12.24-W,49, to approve a Conditional Use Permit to authorize the installation, use, and maintenance of an unmanned wireless telecommunications facility consisting of a 45-foot high monopole disguised as a pine tree (monopine), with 12 panel antennas, five equipment cabinets, one generator, and various equipment within an eight-foot enclosure, in the A2-1 Zone, and to adopt the Mitigated Negative Declaration ENV 2014-1076-MND as the environmental clearance for this action.

APPLICANT: Kendrick Ayers, Verizon Wireless
Representative: Erik Lilliedahl, Synergy Development Services, Inc.

APPELLANT: Jill Hagan

RECOMMENDED ACTION:

- 1) **Adopt** the findings of the Zoning Administrator.
- 2) **Deny** the appeal.
- 3) **Sustain** the Zoning Administrator's decision and approve:
 - a. **Conditional Use Permit** to authorize the installation, use, and maintenance of an unmanned wireless telecommunications facility consisting of a 45-foot high monopole disguised as a pine tree (monopine), with 12 panel antennas, five equipment cabinets, one generator, and various equipment within an eight-foot enclosure, in the A2-1 Zone (pursuant to Los Angeles Municipal Code Section 12.24-W,49).
- 4) **Adopt** the Mitigated Negative Declaration ENV 2014-1076-MND as the environmental clearance for this action.

Staff: Heather Bleemers (213) 978-0092

DISCUSSION:

The Zoning Administrator (ZA) gave a brief summary of the project. He stated that the applicant submitted revised plans. Accordingly, he modified the conditions and findings based on the revised plans. The Applicant's Representative spoke, and explained they reached an agreement between the Verizon, Synergy, Woodley Community Church and the area residents. The Appellant spoke and stated they do not want any more cell towers but were able to reach a compromise. A spoke person for the neighborhood stated that they are not supporting but not opposing the cell tower. Councilmember representative spoke and stated they are appreciative that all parties were able to reach a consensus.

MOTION: To grant the Appeal in part; to modify the ZA's decision to add the revised exhibit A; to adopt the revised Conditions and the revised Findings; to sustain the ZA's decision and approve the Conditional Use Permit to authorize the installation, use, and maintenance of an unmanned wireless telecommunications facility consisting of a 45-foot high monopole disguised as a pine tree (monopine), with 12 panel antennas, five equipment cabinets, one generator, and various equipment within an eight-foot enclosure, in the A2-1 Zone (pursuant to Los Angeles Municipal Code Section 12.24-W,49); And to adopt the Mitigated Negative Declaration ENV 2014-1076-MND as the environmental clearance for this action.

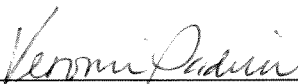
Moved: Commissioner Harootonian
Seconded: Commissioner Sampson
Ayes: Commissioner Padilla
Absent: Commissioners Anguiano and Cadena

Vote: 3 – 0

5. PUBLIC COMMENT PERIOD

There were no speakers.

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:55 pm.



Veronica Padilla, President



Randa M. Hanna, Commission Executive Assistant
North Valley Area Planning Commission



Adopted on

