

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

**NORTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, MARCH 17, 2016, 4:30 P.M.  
MARVIN BRAUDE CONSTITUENT SERVICE CENTER  
6262 VAN NUYS BOULEVARD, FIRST FLOOR  
VAN NUYS, CA 91401**

Oshin Harootonian, President  
Nora Cadena, Vice President  
Yolanda Anguiano, Commissioner  
Aura Garcia, Commissioner  
Victor Sampson, Commissioner

Randa Hanna, Commission Executive Assistant  
(213) 978-1300

**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.**

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NO(s) 3, 4 & 5.

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 of the item. TIME SEGMENTS noted herein are approximate. Some items may be delayed due to length of discussion of previous items.

**To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agendized items should submit them to the Commission office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. *Note: Materials received after the mailing deadline will be placed in the official case file.***

**Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.**

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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the internet World Wide Web at [www.planning.lacity.org](http://www.planning.lacity.org).

**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.**

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 agendized 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 90<sup>th</sup> 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.

**GLOSSARY OF ENVIRONMENTAL TERMS:**

CEQA – California Environmental Quality Act  
EIR – Environmental Impact Report

ND – Negative Declaration  
MND – Mitigated Negative Declaration  
CE – Categorical Exemption

1. **DEPARTMENTAL REPORT**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Minutes of Meeting – March 03, 2016

3. **ZA-2015-2412-ZV-1A**

**CEQA:** ENV-2015-2413-MND

**Plan Area:** Chatsworth-Porter Ranch

**Council District:** 3 - Blumenfield

**Location:** 20500 West Nordhoff Street

**Expiration Date:** 4/06/16

**Appeal Status:** Further Appealable to City Council

**Continued from March 3, 2016**

**PUBLIC HEARING**

**Requested Actions:**

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.27, to deny a variance from Section 12.18 to permit the conversion, use and maintenance of an existing 21,784 square-foot light industrial building to an Assisted Living Care Housing development in the MR2 Zone; to deny a variance from Section 12.12.1 of the Los Angeles Municipal Code to permit the construction, use and maintenance of an 11,226 square-foot addition to the existing building in the P Zone; and to adopt the Mitigated Negative Declaration ENV-2015-2413-MND as the environmental clearance for this project.

**Applicant:** Alon Abady, Nordhoff 26, LLC.

Representative: Dominic Hong, Bid Group, Inc.

**Appellant:** Same

**Recommended Actions:**

1. Adopt the findings of the Zoning Administrator.
2. Deny the appeal.
3. Sustain the Zoning Administrator's decision to deny:
  - a. A variance from Section 12.18 to permit the conversion, use and maintenance of an existing 21,784 square-foot light industrial building to an Assisted Living Care Housing development in the MR2 Zone;
  - b. A variance from Section 12.12.1 of the Los Angeles Municipal Code to permit the construction, use and maintenance of an 11,226 square-foot addition to the existing building in the P Zone.
4. Adopt Mitigated Negative Declaration No. ENV-2014-2413-MND.

**Staff:** Oliver Netburn

4. [DIR-2015-3333-SPP-1A](#)  
**CEQA: ENV-2015-3334-CE**

**Council District:** 7 - Fuentes  
**Expiration Date:** 4/07/16  
**Plan:** Sunland – Tujunga – Lake View  
Terrace – Shadow Hills – East La Tuna  
Canyon  
**Appeal Status:** Not Further Appealable

**PUBLIC HEARING**

**Location:** 10043 N. Commerce Avenue

**Proposed Action:**

The construction of a two story 2,383 square-foot building with 1,000 square feet on the upper (street) level for office use and 1,383 square feet on the lower level for commercial storage and office uses.

**Requested Action:**

**An Appeal** of the Director of Planning's **Conditional Approval of a Project Permit Compliance** pursuant to Section 11.5.7 C.6 of the Los Angeles Municipal Code (LAMC).

**Applicant:** Alfred & Albert Manvelyan  
Representative: Yolanda McCausland

**Appellant:** Cindy Cleghorn

**Recommended Action:**

1. **Grant** the appeal in part; and modify the **Conditions of Approval** and **Project Plans** as described herein.
2. **Adopt** and **Find** the environmental clearance ENV-2015-3334-CE is adequate.
3. **Sustain** the Determination of the Director of Planning in conditionally approving a Project Permit Compliance, with the Findings and modifications to the Conditions of Approval and Project Plans.

**Staff:** Tom Henry (818) 374-5061

5. [ZA-2009-3976-CUB-CU-PA1-1A](#)  
**CEQA:** ENV-2015-2402-CE  
**Plan Area:** Mission Hills-Panorama City-  
North Hills

**Council District:** 6 - Martinez  
**Location:** 8252 North Van Nuys Boulevard  
**Expiration Date:** 3/31/16  
**Appeal Status:** Further Appealable to City  
Council

**PUBLIC HEARING**

**Requested Actions:**

An appeal, in part (Condition No. 13), of the Zoning Administrator's decision to approve plans for the continued sale and dispensing of a full line of alcoholic beverages for off-site consumption in a 24-hour convenience store/pharmacy and a request to extend the term of the grant in the [Q]C2-1-CDO Zone. Condition No. 13 limits total sign area for the site to no more than two-square feet per linear foot of building frontage and prohibits roof signage, in accordance with the Panorama City Community Design Overlay and Q-Conditions for the site. The project was deemed Categorical Exempt pursuant to

Notice of Exemption No. ENV-2015-2402-CE.

**Applicant:** Garfield Beach CVS, LLC

Representative: R. Bruce Evans - Solomon, Saltsman & Jamieson

**Appellant:** Same

**Recommended Actions:**

1. Adopt the findings of the Zoning Administrator.
2. Deny the appeal.
3. Sustain the Zoning Administrator's decision to approve plans for the continued sale and dispensing of a full line of alcoholic beverages for off-site consumption in a 24-hour convenience store/pharmacy and a request to extend the term of the grant in the [Q]C2-1-CDO Zone. Condition No. 13 limits total sign area for the site to no more than two-square feet per linear foot of building frontage and prohibits roof signage, in accordance with the Panorama City Community Design Overlay and Q-Conditions for the site.
4. Adopt Categorical Exemption No. ENV-2015-2402-CE.

**Staff:** Maya Zaitzevsky (213) 978-1416

**6. PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period. Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the North Valley Area Planning Commission will be held at **4:30 p.m. on Thursday, April 07, 2016** at the

**Marvin Braude 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. 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 three working days (72 hours) prior to the meeting by calling the Planning Commission Office at (213) 978-1300 or by e-mail at [APCnorthvalley@lacity.org](mailto:APCnorthvalley@lacity.org).