

CITY OF LOS ANGELES
CALIFORNIA



DEPARTMENT OF CITY PLANNING

NOTICE OF PUBLIC HEARING

To Owners: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
☐ Abutting a Proposed Development Site

And Occupants: ☐ Within a 100-Foot Radius
☒ Within a 500-Foot Radius
And: ☒ Others

This notice is sent to you because you own property or are an occupant residing near a site for which an application, as described below, has been filed with the Department of City Planning. All interested persons are invited to attend the public hearing at which you may listen, ask questions, or present testimony regarding the project, prior to a decision being rendered.

Hearing By: North Valley Area Planning Commission

Case No.: APCNV-2015-3453-SPE-
DRB-SPP-CU-CUB
CEQA No.: ENV-2015-3452-MND

Date: Monday, February 13, 2017
Time: 9:00AM
Place: Marvin Braude Constituent Service
Center - First Floor Hearing Room
6262 Van Nuys Boulevard
Van Nuys, CA 91401

Incidental Cases: N/A
Related Cases: N/A
Council No.: 12
Plan Area: Granada Hills-Knollwood
Specific Plan: Granada Hills
Certified NC: Granada Hills North
GPLU: Community Commercial
Zone: C2-1VL

Staff Contact: Peggy Malone-Brown
Phone No.: (818) 374-5036

Peggy.Malone-Brown@lacity.org

Applicant: Jian Kerendian, Architect's
Group
Representative: Jian Kerendian, Architect's
Group

**PROJECT
LOCATION:** 17000 W. Rinaldi Street

**PROPOSED
PROJECT:** The project proposes demolition of an existing 1,568 square foot commercial building (399 square foot 24-hour convenience store and 1,259 square foot auto repair building), removal of two (2) gas station pump islands and capping-off the associated underground storage tanks (UST's), and the construction, use, and maintenance of a new one-story, 2,048 square foot 24-hour convenience store constructed to a height of 27 feet 6 ½ inches, replacement of an existing canopy cover, restriping the surface parking lot, façade upgrade of gas station pump island columns, and installation of a trash enclosure, landscape buffers, and bike parking on an approximately 15,756 square foot site in the C2-1VL zone. The proposed project will provide 5 automobile parking spaces and 4 bicycle parking spaces. The existing convenience store operations include the sale of beer and wine for off-site consumption from 8 a.m. to 11:00 p.m.

pursuant to a Conditional Use permit (ZA-2013-0648-CUB), and the project proposes continuation of this same use at the new convenience store. The existing gas station and convenience store currently operate 24 hours a day 7 days a week, and the proposed hours of operation at the new convenience store are the same, beyond the standard Mini-Shopping Center/Commercial Corner Development hours of operation limitation from 7:00 a.m. to 11:00 p.m. Approximately 35 cubic yards of grading is proposed, and no import/export of soil will occur. One non-protected tree (palm) is located on the subject property and is proposed for removal.

REQUESTED ACTION:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.7.F.1, a Specific Plan Exception to permit a building setback of approximately 59 feet 11 ¼ inches from Balboa Boulevard and 86 feet 11 ½ inches from Rinaldi Street, in lieu of a maximum building setback of 15-feet, and to permit landscaping within the building setback that does not extend from the building wall, as otherwise required;
2. Pursuant to LAMC Section 11.5.7. C, a Project Permit Compliance Review (Ordinance No. 184,296) for consistency with the Granada Hills Specific Plan;
3. Pursuant to LAMC Section 12.24-W,1, a Conditional Use to permit the sale and dispensing of beer and wine for off-site consumption in conjunction with a new 2,048 square foot convenience store located in the C2-1VL Zone;
4. Pursuant to LAMC Section 12.24-W,27, a Conditional Use to allow hours of operation 24 hours a day Monday through Sunday, in lieu of the standard Mini-Shopping Center/Commercial Corner hours of operation limitation from 7:00 a.m. to 11:00 p.m., and;
5. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (ENV-2015-3452-MND) and corresponding Mitigation Monitoring Program (MMP) for the above referenced project.

The purpose of the hearing is to obtain testimony from affected and/or interested persons regarding this project. The environmental document will be among the matters considered at the hearing. The decision maker will consider all the testimony presented at the hearing, written communication received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.

EXHAUSTION OF ADMINISTRATIVE REMEDIES: If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on these matters delivered to the Department before the action on this matter will become a part of the administrative record. Note: This may not be the last hearing on this matter.

ADVICE TO PUBLIC: The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Marvin Braude San Fernando Valley Constituent Center, Los Angeles City Planning Department, Division of Land Section, 6262 Van Nuys Boulevard, Room 430, Los Angeles, CA 91401 (attention: Peggy Malone-Brown).

REVIEW OF FILES: APCNV-2015-3453-SPE-DRB-SPP-CU-CUB, including the application and the environmental assessment, are available for public inspection at the Department of City Planning, Marvin Braude San Fernando Valley Constituent Center; 6262 N. Van Nuys Boulevard, Room 430; Van Nuys CA 91401, between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday. Please call Peggy Malone-Brown at (818) 374-5036 or e-mail Peggy.Malone-Brown@lacity.city.org at several days in advance to assure that the files will be available. The files are not available for review the day of the hearing.

ACCOMMODATIONS: 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. The hearing facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. *Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento son accesibles para sillas de ruedas. Traductores de Lengua de Muestra, dispositivos de oído, u otras ayudas auxiliares se pueden hacer disponibles si usted las pide en avance.*

Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of 7 working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email. *Otros servicios, como traducción entre inglés a otros lenguajes, pueden estar disponibles cuando se pide por escrito con un mínimo de siete (7) días hábiles avanzados, por correo electrónico: per.planning@lacity.org. Este seguro de identificar el idioma que usted necesite. Por favor indique si necesita servicios de traducción oral o en escrito. Si es traducción de un documento escrito, por favor de incluir el documento que necesita ser traducido, como un adjunto al correo electrónico.*