

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, August 02, 2007
Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard, First Floor Meeting Room
Van Nuys, California 91401

ACTION MINUTES OF THE NORTH VALLEY AREA PLANNING COMMISSION. COMPLETE DETAILS RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING TAPES FOR THIS MEETING. COPIES OF TAPES ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255.

The meeting was called to order by Commission President Sampson at 4:39 p.m.

Commissioners present: Richard L. Corona, Melrita Evans Fortson, John Lett, Sr.,
J. Richard Leyner

Commissioner absent: None

1. **DEPARTMENTAL REPORT - ITEMS OF INTEREST**

Staff reported that effective November all Planning functions will be available in the Valley Office.

2. **COMMISSION BUSINESS**

A. Advance Calendar

Commissioner Fortson indicated she will not be able to attend the November meetings.

B. Commission Requests

None

3. **DIR-2007-0851-BSA-1A**

CEQA: ENV-2007-0852-CE
Plan: Sunland-Tujunga-Lake View-
Terrance-Shadow Hills-East La
La Tuna Canyon

Council District: 2
Location: 6511 West Foothill Blvd.
Expiration Date: 09/10/07
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Section 12.26-K of the Los Angeles Municipal Code, of: **1)** an appeal of the determination of the Department of Building and Safety in its March 28, 2006 Order to Comply and its the February 7, 2007 Determination (DBS-06006-DCP) that the current operating retail/automotive repair use in the C2 Zone located within 300 feet of a residential zone does not conform to the Zoning Code regulations in that the prior nonconforming automotive repair use was vacated for a period in excess of one year; and **2)** the Zoning Administrator's determination that the Department of Building and Safety did not err or abuse its discretion.

APPLICANT: Joseph Seitz, Jr.
Discount Tire Centers

APPELLANT: Joseph Seitz, Jr.
Discount Tire Centers

STAFF RECOMMENDED DENIAL OF APPEAL.
R. Nicolas Brown (818) 374-5069

Staff presented the case and answered questions of the Commission.

The President opened the public hearing.

Applicant/appellant testified for the Project/appeal.

Two speakers, including a representative from the Neighborhood Council testified against the proposal with some suggested conditions. One speaker testified in support of the Project.

Council District representative testified the Project requires discretionary Conditional Use process.

The President closed the public hearing.

Commission deliberated.

Motion: Grant the appeal in part in that the Zoning Administrator erred by not clarifying the basis of the appeal on the Department of Building and Safety's action was found in Section 12.23-B, 1(d) (Nonconforming Use of Buildings) of the Los Angeles Municipal Code. Also, the term "vacant" in Section 12.23-B, 11(d) was interpreted to mean "discontinued for a continuous period".

Further, the Area Planning Commission agrees with the Zoning Administrator's conclusion that the character and mode of the operation substantially changed when Interstate Brands utilized the premises for an approximate six year period. Whereby, subsequent use by Discount Tire Centers intensified the automotive repair from Interstate's accessory/incidental service and maintenance of its own vehicles to be a commercial automotive repair operation open to the public. Therefore, this was a change of use triggering compliance with the Municipal Code and Specific Plan.

Moved: Fortson
Seconded: Lett
Ayes: Corona, Leyner, Sampson

Vote: 5-0

4. **ZA-2006-6728-CUB-1A**

CEQA: ENV-2005-6729-MND
Plan: Sunland-Tujunga-Lake View
Terrace-Shadow Hills-East La
Tuna Canyon

Council District: 2
Location: 7101-7111 West Foothill Blvd.
Expirations Date: 06/17/07 ext.
Appeal Status: Not further appealable
to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-W,1, of a Conditional Use to permit the sale and dispensing of beer and wine only for off-site consumption from an existing 1,120 square-foot mini-market, in conjunction with a gas station, with said mini-market having hours of operation from 8 a.m. to 12 Midnight, seven days a week.

APPLICANT: Mkrtich Mike Akopyan
Jonathan Pae, Representative

APPELLANT: Mkrtich Mike Akopyan
Jonathan Pae, Representative

STAFF RECOMMENDED DENIAL OF APPEAL.
Gary Booher (213) 978-1308

Staff presented the case and answered questions of the Commission.

The President opened the public hearing.

Applicant's representative testified and answered questions of the Commission.

Commission suggested to continue the matter to give the applicant the opportunity to meet and discuss the case with the community, Neighborhood Council, and the Council District Office.

Council District and the Neighborhood Council representatives opted not to continue the matter.

Commission Fortson made a motion to continue the matter as requested by the Applicant representative. No one seconded.

Public hearing continued.

Council District representative testified against the proposal.

The President closed the public hearing.

Motion: Deny the appeal, sustain the action of the Zoning Administrator's denial, pursuant to Los Angeles Municipal Code Section 12.24-W, 1, of a Conditional Use to permit the sale and dispensing of beer and wine only for off-site consumption from an existing 1,120 square-foot mini-market, in conjunction with a gas station, with said mini-market having hours of operation from 8 a.m. to 12 Midnight, seven days a week; adopt findings; and did not adopt ENV-2006-6729-MND,

Moved: Leyner
Seconded: Corona
Ayes: Lett, Sampson
Nays: Fortson

Vote: 4-1

5. **PUBLIC COMMENT PERIOD**

None

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 6:35 p.m.

_____(Sgd.)
Victor Sampson, President

_____(Sgd.)
Fely C. Pingol, Commission Executive Assistant
North Valley Area Planning Commission

Date Adopted: _____ September 20, 2007