

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, December 06, 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 4:40 p.m.

Commissioners present: Richard L. Corona, Melrita Evans Fortson, J. Richard Leyner, Juan Rodriguez

Commissioner absent: None

1. ELECTION OF VICE PRESIDENT

Nomination and election for the position of Vice President, vacated by Dr. John Lett, Sr. was made.

Nominated: Richard Leyner

Nominated By: Juan Rodriguez

Seconded by: Richard Corona

Ayes: Victor Sampson

Nays: Melrita Fortson

Vote: 4-1

2. DEPARTMENTAL REPORT - ITEMS OF INTEREST

None

3. COMMISSION BUSINESS

A. Advance Calendar

A motion to cancel December 20, 2007 Meeting was made by Commissioner Fortson and seconded by Commissioner Corona. Commissioners Leyner, Rodriguez, and Sampson concurred to the motion.

B. Commission Requests

None

4. **APCNV-2007-0522-ZC-ZV-BL-SM**

Related Case: TT-68744

CEQA: ENV 2005-0046-MND-REC
Plan Sylmar

Council District: 7
Location: 14401 Foothill Boulevard
Expiration Date: 01/31/08
Appeal Status: Further appealable
to City Council

PUBLIC HEARING COMPLETED SEPTEMBER 20, 2007

ZONE CHANGE, pursuant to Section 12.32 of the Municipal Code, from RA-1 and RD1.5-1 to RD1.5;

ZONE VARIANCE, pursuant to Section 12.27 of the Municipal Code, to permit one additional unit for a total of 28 units and to permit early start construction prior to the recordation of the final map.

BUILDING LINE REMOVAL, pursuant to Section 12.32 R of the Municipal Code, along Bledsoe Street and Foothill Boulevard.

PROJECT: One-lot subdivision for 28-unit residential condominium with 56 residential parking spaces and 7 guest parking spaces for a total of 63 on-site parking spaces.

APPLICANT: Zamora Investments

STAFF RECOMMENDED APPROVAL OF ZONE CHANGE FROM RA-1 AND RD1.5-1 TO (T)(Q)RD1.5-1 SUBJECT TO CONDITIONS OF APPROVAL; APPROVAL OF ZONE VARIANCE, AND BUILDING LINE REMOVAL AS FILED.

Lateef Sholebo (213) 978-1454

Staff presented the case.

The President opened the public comment.

Applicant's representative just asked for some clarifications on the Staff Recommendation Report Nos. 4 and 9, and also on Qualified (Q) Condition No. 2 which were answered by Planning Staff.

There were no other speakers.

The President closed the public comment.

Motion: Approve Zone Change from RA1-1 and RD1.5-1 to (T)(Q)RD1.5-1 subject to Conditions of Approval; deny the Zone Variance for one additional unit as filed; approve the Early Start Variance, approve the Building Line Removal on Bledsoe Street; dismiss the Building Line Removal along Foothill Boulevard; adopt the Findings; and adopt Mitigated Negative Declaration No. ENV-2005-0046-MND.

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

Vote: 5-0

5. ZA-2007-1876-CUX-CUB-1A

CEQA: ENV-2007-1558-CE
Plan: Arleta-Pacoima

Council District: 6
Location: 12317 West Branford Street
Expiration Date: 01/01/08
Appeal Status: Not further appealable to City Council

PUBLIC HEARING

AN APPEAL, from the Zoning Administrator's denial of: **1)** Pursuant to Los Angeles Municipal Code Section 12.24-W,18, a Conditional Use for a new 3,600 square-foot adult cabaret with live entertainment having 24-hour operation, seven days a week, in the M2-1 Zone; and **2)** Pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use for the sale and dispensing of beer and wine only for on-site consumption in the proposed adult cabaret.

APPLICANT: Cassondra Dehay
Roger Diamond, Representative

APPELLANT: Cassondra Dehay
Roger Diamond, Representative

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

Staff presented the case and answered questions of the Commission. He recommended that the Commission dismiss the request for Conditional Use to permit a new 3,600 square-foot adult cabaret with live entertainment having 24-hour operation, seven days a week, in the M2-1 Zone.

He further explained that the use meets the criteria of Section 12.70 of the Los Angeles Municipal Code and is not subject to the granting of a discretionary conditional use permit.

He also recommended to continue to deny a conditional use permit for the sale and dispensing of beer and wine only for on-site consumption in the proposed project. He also proposed to amend the findings as submitted.

Attorney for the applicant testified for the project and urged the Commission to grant their appeal and overturn the Zoning Administrator's decision. He answered questions of the Commission.

Nine speakers testified in against the appeal.

Applicant herself testified for the project/appeal and answered questions of the Commission.

Council District representative testified in support of Staff Recommendation.

Applicant's representative rebutted.

The President closed the public hearing.

Deputy City Attorney reminded the Commission to focus only on the issues before them especially on the conditional use permit for the sale and dispensing of beer and wine only for on-site consumption in the proposed project.

Lengthy Commission deliberations ensued.

Motion: Dismiss the request for conditional use to permit for a new 3,600 square-foot adult cabaret as recommended by Planning Staff; grant appeal; overturn the Zoning Administrator's action; adopt Conditions of Approval Nos. 4, 7, 14, 15, 17, 21, 22, 23, and 36 as recommended by the Los Angeles Police Department; and modify findings.

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

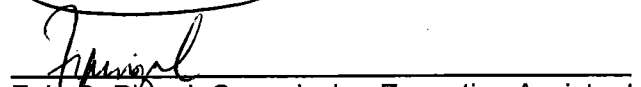
Vote: 5-0

6. PUBLIC COMMENT PERIOD

None

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 6:58 p.m.



Victor Sampson, President

Fely C. Pingol, Commission Executive Assistant
North Valley Area Planning Commission

Date Adopted: 12/07/08