

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

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JULY 1, 2010
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

J. Richard Leyner, President
Victor Sampson, Vice President
Richard L. Corona, Commissioner
Veronica Padilla, Commissioner
Juan Rodriguez, Commissioner

Rhonda Ketay, Commission Executive Assistant
(213) 978-1300; FAX (213) 978-1029

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. 3, 4, 5 and 6.

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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on 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 272, Los Angeles, CA 900152, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline.

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 <http://www.lacity.org/pln/index.htm>.

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 90th 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. Advanced Calendar

B. Commission Requests

C. Approval of Minutes: June 3, 2010

**3. ZA-2008-3719-CUB-CU-1A
CEQA: ENV-2008-3720-MND**

Plan: Chatsworth

Location: 9454 Corbin Avenue
Council District: 12
Expiration Date: 7/1/10 extended
Appeal Status: Not further appealable

CONTINUED FROM APRIL 15, 2010

PUBLIC HEARING

Requested Actions:

An appeal of the Zoning Administrator's decision **1)** pursuant to Los Angeles Municipal Code Section 12.24-W,1, for the approval of a Conditional Use Permit authorizing the sale and dispensing of beer and wine only for off-site consumption, in conjunction with rebuilding of an existing service station and 2,900 square-foot convenience store, new fuel canopies of 675 and 1,475 square feet, respectively, on an approximately 22,415 square-foot site in the C4-1 Zone; and **2)** pursuant to Los Angeles Municipal Code Sections 12.24-W,27, for the approval of a Conditional Use Permit authorizing deviation in the hours of operation, required landscaped buffer, and fifty percent transparent windows for ground floor fronting adjacent streets, as required by LAMC Section 12.22-A,23, the Commercial Corner Development requirements, and the adopted environmental clearance Mitigated Negative Declaration ENV-2008-3720-MND.

APPLICANT: Celso Martinez, BP West Coast Products, LLC
Representative: Lance Crow, BOE Architects

APPELLANT: Bahman Kianmahd, BP West Coast Products, LLC
Representative: Bob Superneau

Recommended Actions:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision **1)** for the approval of a Conditional Use Permit authorizing the sale and dispensing of beer and wine only for off-site consumption, in conjunction with rebuilding of an existing service station and 2,900 square-foot convenience store, new fuel canopies of 675 and 1,475 square

- feet, respectively, on an approximately 22,415 square-foot site in the C4-1 Zone; and **2)** for the approval of a Conditional Use Permit authorizing deviation in the hours of operation, required landscaped buffer, and fifty percent transparent windows for ground floor fronting adjacent streets, from the Commercial Corner Development requirements.
3. **Adopt** the Conditions and Findings.
 3. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2008-3720-MND.

Staff: Nick Brown (818) 374-5069

4. **ZA-2009-2114-ZV-ZAA-1A**

CEQA: ENV-2009-2115-MND

Plan: Mission Hills

Location: 15256-15260 W. Devonshire St

Council District: 7

Expiration Date: 7/1/10 extended

Appeal Status: Zone Variance is further appealable if approved to City Council

PUBLIC HEARING

Requested Action:

An appeal of the Zoning Administrator's decision **1)** pursuant to Charter Section 562 and Los Angeles Municipal Code Section 12.27-B, for the denial of a Zone Variance to permit the conversion of an existing two-car garage into a dwelling unit and an existing accessory building into a dwelling unit, in addition to the two total dwelling units otherwise permitted by Section 12.07.1-A,4 of the Los Angeles Municipal Code, and to permit four uncovered parking spaces in lieu of the four covered parking spaces otherwise required by Section 12.21-A,4(a) of the Los Angeles Municipal Code in conjunction with the continued use and maintenance of two existing dwelling units in one building on a 16,344 square-foot lot in the RS-1 Zone; and, **2)** pursuant to Los Angeles Municipal Code Section 12.28, for the dismissal of a Zoning Administrator's Adjustment to permit a 0-foot rear yard in lieu of the 20-foot rear yard otherwise required by Section 12.07.1-C,3 of the Los Angeles Municipal Code for the conversion of the existing two-car garage into a dwelling unit on the lot, as the requested conversion of the garage has been denied, and denial of the environmental clearance Mitigated Negative Declaration ENV-2009-2115-MND.

APPLICANT: Bilgai Diaz
Representative: Ben Manesh, BMI Associates, Inc.

APPELLANT: Marie Carlson

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision **1)** for the denial of a Zone Variance to permit the conversion of an existing two-car garage into a dwelling unit and an existing accessory building into a dwelling unit, in addition to the two total dwelling units otherwise permitted by Section 12.07.1-A,4 of the Los Angeles Municipal Code, and to permit four uncovered parking spaces in lieu of the four

- covered parking spaces otherwise required by Section 12.21-A,4(a) of the Los Angeles Municipal Code in conjunction with the continued use and maintenance of two existing dwelling units in one building on a 16,344 square-foot lot in the RS-1 Zone; and, **2)** for the dismissal of a Zoning Administrator's Adjustment to permit a 0-foot rear yard in lieu of the 20-foot rear yard otherwise required by Section 12.07.1-C,3 of the Los Angeles Municipal Code for the conversion of the existing two-car garage into a dwelling unit on the lot, as the requested conversion of the garage has been denied.
3. **Adopt** the Findings.
 3. **Consider** the environmental clearance Mitigated Negative Declaration ENV-2009-2115-MND.

Staff: Linn Wyatt (213) 978-1306

5. [APCNV-2009-3957-SPE-SPP](#)

CEQA: ENV-2009-3958-MND

Plan: Sun Valley-La Tuna Canyon

Location: 9135 N. La Tuna Canyon Road

Council District: 2

Expiration Date: 8/7/10

Appeal Status: The Specific Plan Exception and Project Permit Compliance are appealable to City Council

PUBLIC HEARING HELD ON MAY 24, 2010

Proposed Project: Installation, use, and maintenance of an unmanned wireless telecommunication facility (WTF), for two carriers (AT&T and T-Mobile), consisting of a 50-foot monopine with (4) antennas for T-Mobile located at 45 feet, and (3) three sectors of (4) four antennas each, a total of 12 antennas for AT&T located at 35 feet; and, (6) six support cabinets for each carrier located behind an area of approximately 1,560 square feet enclosed by an 8-foot CMU wall enclosure. The property involved is approximately 395,973 square feet, classified in the A2-1-K zone, and located within the boundaries of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration, ENV-2009-3958-MND, for the above referenced project.
2. Pursuant to Section 11.5.7 F 1 (f) of the Municipal Code, a Specific Plan Exception from Section 9 of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan to permit a height of 50 feet, for a wireless telecommunication facility (WTF) in lieu of the maximum permitted height of any structure of 30 feet (Ordinance 175,736), and to locate the facility along a designated scenic highway.
3. Pursuant to Section 11.5.7 C of the Municipal Code, a Project Permit Compliance with the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan (Ordinance 175,736).

APPLICANT: Adrian Patnaud, T-Mobile West Corp.

Representative: Charles Dunn, Synergy Development Services Inc.

Recommended Actions:

1. **Approve** the Specific Plan Exception pursuant to Section 11.5.7 F of the Municipal Code, a from the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan to permit a height of 50 feet, for a wireless telecommunication facility (WTF) in lieu of the maximum permitted height of any structure of 30 feet (Ordinance 175,736), and to locate the facility along a designated scenic highway, with the attached Conditions of Approval.
2. **Approve** the Project Permit Compliance with the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan (Ordinance 175,736), with the attached Conditions of Approval.
3. **Adopt** the environmental clearance Mitigated Negative Declaration ENV 2009-3958-MND.
4. **Adopt** the Findings.
5. **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.

Staff: Frank Quon (818) 374-5036

6. **APCNV-2009-1608-ZC-DB**

CEQA: ENV-2009-1609-MND

Plan: Sylmar

Location: 13211 W. Hubbard Street

Council District: 7

Expiration Date: 8/7/10

Appeal Status: Zone Change may be appealed by the applicant if denied

PUBLIC HEARING HELD ON MAY 24, 2010

Proposed Project: The construction of a new residential development with 33 dwelling units by-right and 12 additional units, per a density bonus request (35% increase), for a total of 45 units. The proposed project would be 3-stories and 45 feet in height and provide 47 parking spaces. Pursuant to Section 12.22 A 25 of the Municipal Code, in consideration of restricting up to 10% of the dwelling units (4 units) for Low Income residents the applicant will utilize Parking Option Number 1 which requires 1 parking space for each residential unit of 0-1 bedrooms. The proposed project is located on a 50,125 square foot site and is currently classified in the RA-1 zone.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration, ENV-2009-1609-MND, for the above referenced project.
2. Pursuant to Section 12.32 F of the Municipal Code, a Zone Change from RA-1 to (T)(Q)RD1.5-1.

APPLICANT: Manuel Alvarez, Groupo Glemka LLC
Representative: Robert B. Lamishaw, JPL Zoning Services, Inc.

Recommended Actions:

1. **Approve and recommend** that the City Council approve the Zone Change from RA-1 to (T)(Q)RD1.5-1 for the subject property, with the attached Conditions of Approval.
2. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2009-1609-MND.
3. **Adopt** the Findings.
4. **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.

Staff: Frank Quon (818) 374-5036

7. **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, July 15, 2010** at the **Marvin Braude Constituent Service Center**
6262 Van Nuys Boulevard
Van Nuys, CA 91401

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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 Commission Executive Assistant at (213) 978-1300 or by e-mail at APCnorthvalley@lacity.org.