

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

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, OCTOBER 20, 2011, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

J. Richard Leyner, President
Victor Sampson, Vice President
Oshin Harootonian, Commissioner
Veronica Padilla, Commissioner
Vacant, 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.

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 the minutes from September 15, 2011.

3. **ZA-1998-427-CUZ-PA1-1A**

CEQA: ENV-2010-2723-CE

Council District: 2

Expiration Date: 11/3/11 extended

Plan: Sun Valley

Appeal Status: Not further appealable

CONTINUED FROM AUGUST 4, 2011 AND OCTOBER 6, 2011

PUBLIC HEARING

Location: 11121 Pendleton Street

Requested Action:

An appeal of the Zoning Administrator's decision pursuant to Los Angeles Municipal Code Section 12.24-M, for the determination of the use authorized pursuant to Case No. ZA 98-0427(CUZ) is conducted with due regard for the character of the surrounding district and no additional corrective conditions are necessary for the protection of persons in the neighborhood or occupants of adjacent property, and an appeal of the Zoning Administrator's decision to adopt the action of the City in issuing a Notice of Exemption Article III, Section 3, City CEQA Guidelines, log reference ENV-2010-2723-CE for a Categorical Exemption, Class 1, Category 22.

APPLICANT: Chief Zoning Administrator, Office of Zoning Administration

APPELLANT: Athens Services

Representative: Kristen Montet Lonner, Burns & Bouchard

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Zoning Administrator's decision for the determination of the use authorized pursuant to Case No. ZA-1998-0427(CUZ) is conducted with due regard for the character of the surrounding district and no additional corrective conditions are necessary for the protection of persons in the neighborhood or occupants of adjacent property.

3. **Sustain** the Zoning Administrator's decision to adopt the action of the City in issuing environmental clearance Categorical Exemption ENV-2010-2723-CE.

Staff: R. Nic Brown (818) 374-5069

4. [APCNV-2011-1739-SPE-SPP](#)

Related Case: ZA 2011-1738 CUB
CEQA: ENV-2010-1747-CE

Council District: 2
Expiration Date: 11/5/11
Plan: Sunland-Tujunga-Lake View
Terrace-Shadow Hills-East La Tuna Canyon
Appeal Status: Further appealable to City Council

PUBLIC HEARING HELD ON SEPTEMBER 19, 2011

Location: 6350 West Foothill Boulevard

Proposed Project: Tenant improvements for a grocery store and minor exterior improvements including new signage. New signage will include 2 new wall signs having 103.4 square feet of area and 46.5 square feet of area, respectively, and modification of an existing pole sign to include the replacement of an existing 165 square foot double-sided cabinet, approximately 40 feet high, with 2 new double-sided cabinets, each having approximately 170 square feet in area per sign face (a total pole sign area of 680 square feet). The project will be on an approximate 139,835 square foot parcel of land that is shared with an existing retail pet store.

Requested Action:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Categorical Exemption (ENV-2011-1747-CE) for the above referenced project.
2. Pursuant to Section 11.5.7 C of the Municipal Code, **Exceptions** to the Foothill Boulevard Corridor Specific Plan (Ordinance No. 170,694) as follows:
 - a. From Section 9.C to allow a pole sign with an area of 680 (170 sq. ft. x 4 sides) square feet and a wall sign to have an area of 103.4 square feet, in lieu of the otherwise required maximum size of 75 square feet for each sign;
 - b. From Section 9.E to allow a wall sign to protrude 12 inches from the wall in lieu of the a wall sign that shall be erected or constructed so that it is either integrated into the wall, flat against the wall to which it is attached, or projecting not more than 10 inches from the wall to which it is attached;
 - c. From Section 9.G.1 to allow a pole sign having a total area of 680 (170 sq. ft. x 4 sides) square feet, in lieu of the maximum area (440 sq. ft.) of a pole sign that shall not exceed two square feet for each linear foot of building frontage;
 - d. From Section 9.G.3 to allow a pole sign having a height of 40 feet in lieu of the maximum 25 feet in height from ground level;
 - e. From Section 9.J to allow an existing non-conforming pole sign to be modified with up to 680 square feet of sign area in lieu of no increase in any existing sign area or height and no change in its location or orientation; and
3. Pursuant to Section 11.5.7 C of the Municipal Code, **Project Permit Compliance** for the Foothill Boulevard Corridor Specific Plan.

APPLICANT: Tom Scorer, Fresh & Easy Market
Representative: Robert Nava, KL Charles

Recommended Action:

1. **Approve** the **Specific Plan Exception** from 9.C of the Foothill Boulevard Corridor Specific Plan (Ordinance No. 170,694) with the Conditions of Approval:
 - a. Section 9.C of the Foothill Boulevard Corridor Specific Plan to allow a pole sign with an area of 680 (170 sq. ft. x 4 sides) square feet and a wall sign to have an area of 103.4 square feet, in lieu of the otherwise required maximum size of 75 square feet for each sign;
 - b. Section 9.E of the Foothill Boulevard Corridor Specific Plan to allow a wall sign to protrude 12 inches from the wall in lieu of the a wall sign that shall be erected or constructed so that it is either integrated into the wall, flat against the wall to which it is attached, or projecting not more than 10 inches from the wall to which it is attached;
 - c. Section 9.G.1 of the Foothill Boulevard Corridor Specific Plan to allow a pole sign having a total area of 680 (170 sq. ft. x 4 sides) square feet, in lieu of the maximum area (440 sq. ft.) of a pole sign that shall not exceed two square feet for each linear foot of building frontage;
 - d. Section 9.G.3 of the Foothill Boulevard Corridor Specific Plan to allow a pole sign having a height of 40 feet in lieu of the maximum 25 feet in height from ground level;
 - e. Section 9.J of the Foothill Boulevard Corridor Specific Plan to allow an existing non-conforming pole sign to be modified with up to 680 square feet of sign area in lieu of no increase in any existing sign area or height and no change in its location or orientation.
2. **Approve** in part, the **Project Permit Compliance** with the Foothill Boulevard Corridor Specific Plan (Ordinance 170,694).
3. **Adopt** the environmental clearance Categorical Exemption ENV 2011-1747-CE.
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

5. 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, November 3, 2011** 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 Planning Commission Office at (213) 978-1300 or by e-mail at APCnorthvalley@lacity.org.