

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, March 1, 2012
6262 Van Nuys Boulevard, First Floor
Van Nuys, CA 91401

MINUTES OF NORTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President Richard Leyner at 4:30 p.m.

Commissioners present: Oshin Harootonian, Richard Leyner, Veronica Padilla, and Victor Sampson

Commissioners absent: Quyen Vo-Ramirez

1. DEPARTMENTAL REPORT

A. No report

2. COMMISSION BUSINESS

A. Advanced Calendar – DIR-2011-2058-SPR-DB-1A has been moved to April 5, 2012

B. Commission Requests - none

C. Approval of minutes: January 5, 2012

Motion: To approve the minutes from January 5, 2012.

Moved:	Sampson
Seconded:	Padilla
Ayes:	Harootonian, Leyner
Absent:	Vo-Ramirez

Vote: 4 – 0

3. ZA-1998-427-CUZ-PA1-1A
CEQA: ENV-2010-2723-CE

Council District: 2
Expiration Date: 3/1/12 extended
Plan: Sun Valley
Appeal Status: Not further appealable

CONTINUED FROM AUGUST 4 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. Nick Brown (818) 374-5069

DISCUSSION:

The Zoning Administrator presented the Department's position on this case. The City Councilmember's representative updated the Commission on the progress between the appellant, community, and the Council Office and requested that the case be continued. The Zoning Administrator agreed with the continuance request. There were several speakers in support of the continuance.

Motion: To extend the expiration date to September 20, 2012 and continue Case No. ZA-1998-427-CUZ-PA1-1A to a future date.

Moved: Sampson
Seconded: Harootonian
Ayes: Padilla, Leyner
Absent: Vo-Ramirez

Vote: 4 – 0

4. **DIR-2011-3012-SPP-1A**
CEQA: ENV-2011-3013-CE

Council District: 12
Expiration Date: 4/7/12
Plan: Granada Hills-Knollwood
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 17511 Chatsworth Street, Granada Hills

Proposed Project: A Project Permit Compliance Review for a change of use of 1,141 square feet of retail space to restaurant, including interior improvements to expand the existing restaurant to a total of 2,241 square feet for a business located on Chatsworth Street.

Requested Action:

An appeal of the Director of Planning's **Conditional Approval** Project Permit Compliance pursuant to Section 11.5.7 of the L.A.M.C.

APPLICANT: Ali Mirghaltari

APPELLANT: Scott Harmon

Recommended Action:

1. **Deny** the Appeal.
2. **Sustain** the determination of the Director of Planning.
3. **Adopt** the environmental clearance, ENV-2011-3013-CE.

Staff: Priya Mehendale (818) 374-5060

DISCUSSION:

City Planning Department staff presented the Department's position on this case. The appellant withdrew his appeal in a letter received on February 22, 2012, after the 15 day time limit as specified in the Los Angeles Municipal Code, Chapter 1, Article 1.5, Section 11.5.10. There were several speakers against the project. The Commissioners discussed the case.

Motion: To deny the appeal, sustain the determination of the Director of Planning, and adopt the environmental clearance, ENV-2011-3013-CE.

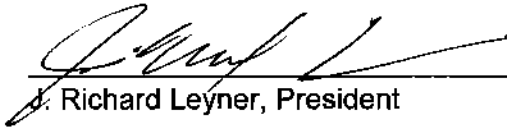
Moved: Sampson
Seconded: Harootonian
Ayes: Padilla, Leyner
Absent: Vo-Ramirez

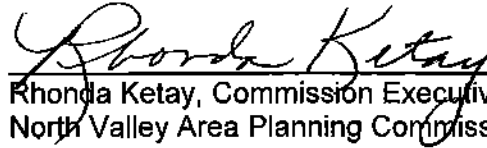
Vote: 4 - 0

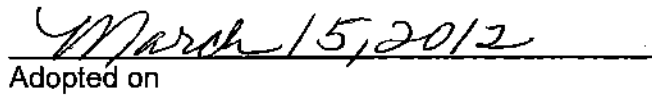
5. **PUBLIC COMMENT PERIOD**

No speakers

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:30 p.m.


J. Richard Leyner, President


Rhonda Ketay, Commission Executive Assistant
North Valley Area Planning Commission


Adopted on