

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, October 20, 2011
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 4:31 p.m.

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

1. DEPARTMENTAL REPORT

A. No report

2. COMMISSION BUSINESS

A. Advanced Calendar – no changes

B. Commission Requests - none

C. Minutes from September 15, 2011 – tabled to next regular meeting

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

DISCUSSION:

City Planning staff requested a continuance to December 15, 2011. Both the applicant and appellant agreed to the continuance.

Motion: To continue the case to December 15, 2011.

Moved: Padilla
Seconded: Harootonian
Ayes: Leyner
Absent: Sampson

Vote: 3 - 0

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

DISCUSSION:

The Planning Staff presented their report. The applicant's representative spoke, there were two speakers in support of the project, and the applicant spoke. Both the City Council member's representative and the Mayor's representative spoke in support of the project. The Commission discussed the case at length.

Motion: To 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, *with several additional requirements*, and to approve the Project Permit Compliance with the Foothill Boulevard Corridor Specific Plan (Ordinance 170,694), to adopt the environmental clearance Categorical Exemption ENV 2011-1747-CE, to adopt the Findings, and to 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.

Moved: Harootonian
Seconded: Padilla
Ayes: Leyner
Absent: Sampson

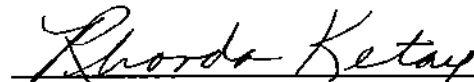
Vote: 3 - 0

5. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:20 p.m.


J. Richard Leyner, President


Rhonda Ketay, Commission Executive Assistant
North Valley Area Planning Commission


Adopted on