

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

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JULY 19, 2012, 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
Quyen Vo-Ramirez, 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.

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**

Items of interest

2. **COMMISSION BUSINESS**

- A. Advanced Calendar
- B. Commission Requests
- C. Approval of the minutes from June 21, 2012
- D. Election of Officers

3. **[APCNV-2011-2636-ZC-CUB](#)**

Related Cases: ZA-2006-2082-CUB
DIR-2006-9709-CLQ
CPC-27682

CEQA: ENV-2011-2637-MND

Council District: 12

Expiration Date: 7/19/12

Plan: Chatsworth-Porter Ranch

Appeal Status: Further appealable to City Council

PUBLIC HEARING HELD ON MAY 25, 2012

Location: 8326 N. Winnetka Avenue

Proposed project: Continued use and maintenance of a restaurant and lounge, and the re-establishment of a conditional use permit for the service of beer and wine for on-site consumption in conjunction with the operation of a restaurant/lounge. The project also includes the construction of a carport at the rear delivery entrance of the restaurant for protection from the elements.

Requested Action:

1. Pursuant to Section 12.32.B of the Los Angeles Municipal Code (LAMC), a zone change from (Q)C2-1L to [Q]C2-1L to eliminate or modify four (4) existing "Q" qualified conditions on the project site. The four (4) numbered conditions requested to be eliminated or modified are: 1) That all structures shall observe a minimum setback of 15 feet from the east and north property lines (eliminate); 2) That all automobile repair work shall be conducted wholly within a building; any automobile hoists, either portable or fixed, shall be operated only inside of a building (modify); 4) That a five-foot landscaped buffer setback along Winnetka Avenue shall be required, and include landscaping (modify); and 5) The hours of operation on the subject property shall be limited to between 7:00 a.m. and 7:00 p.m. (eliminate); and
2. Pursuant to Section 12.24.W.1 of the LAMC, a Conditional Use Permit for the sale of beer and wine for on-site consumption, between the hours of 11:00 a.m. and 2:00 a.m.

APPLICANT: Steve and Amanda Manukian
Representative: Lee Ambers, California Property Consultants

Recommended Action:

1. **Approve and recommend** that the City Council adopt, pursuant to Section 12.32.B of the L.A.M.C., a **Zone Change** from (Q)C2-1L to **[Q]C2-1L** over the entire site, to eliminate existing (Q) condition numbers 1 and 5 and modify condition numbers 2 and 4 of Ordinance No. 152,167, subject to the Conditions of Approval.
2. **Approve**, pursuant to Section 12.24.W.1 of the Municipal Code, a **Conditional Use** to permit the sale and dispensing of beer and wine only for on-site consumption, in conjunction with an existing 3,422 square-foot restaurant seating a total of 102 patrons (main dining room 42, private dining room 20 and outdoor dining 40), subject to the Conditions of Approval.
3. **Adopt** the environmental clearance Mitigated Negative Declaration ENV-2011-2637-MND.
4. **Adopt** the Findings.
5. **Advise** the Applicant that, pursuant to Section 21082.1(c)(3) of the California Public Resources Code, 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: Dan O'Donnell (818) 374-9907

4. 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, August 2, 2012** at the

Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard
Van Nuys, CA 91401

An Equal Employment Opportunity/Affirmative Action employer

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.