

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

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 16, 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 July 19, 2012

3. **APCNV-2012-770-ZC-ZV-CU**

CEQA: ENV-2012-771-MND

Council District: 7

Expiration Date: 8/22/12

Plan: Mission Hills - Panorama City - North Hills

Appeal Status: Further appealable to City Council

PUBLIC HEARING HELD ON JULY 17, 2012

Location: 11455 North Laurel Canyon Boulevard (11455-11471 Laurel Canyon Boulevard)

Proposed project: The demolition of the existing structures and the construction, use and maintenance of a one-story, 35 feet in height 3,750 square-foot drive-through restaurant (In-N-Out Burger) with a total of 50 parking spaces.

Requested Action:

1. Pursuant to LAMC Section 12.32-F, a **Zone Change** from P-1VL to [Q]C2-1VL for a portion of the site to permit the construction, use and maintenance of one-story, 35 feet in height 3,750 square-foot restaurant including seating for 77 patrons inside and 68 on the patio, 24-hour operation (open hours from 10:30 a.m. to 1:30 a.m., daily), and a total of 50 parking spaces.
2. Pursuant to LAMC Sections 12.24-W,17, a **Conditional Use** to permit for the use of a drive-through, fast-food establishment that is located on a lot with a proposed zone of [Q]C2-1VL, which is across the street from residential zoned properties.
3. Pursuant to LAMC Sections 12.24-W,27, a **Conditional Use** to allow a commercial corner development on a lot with a proposed zone of [Q]C2-1VL with:
 - a. Less than 50 percent transparent windows of the ground floor exterior walls and doors that front adjacent streets,
 - b. A new 42-foot pole sign,
 - c. Truck deliveries between the hours of 8:00 p.m. and 7:00 a.m. Monday through Sunday, and to permit business operating hours of 6:00 a.m. to 1:30 a.m., daily.
4. Pursuant to LAMC Section 12.27, a **Zone Variance** from Section 14.4.6 to permit the placement of a 42-foot high pole sign located within 2,000 feet of a freeway that may be viewed primarily from the main traveled roadway of a freeway or an on-ramp/off-ramp.

5. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.

APPLICANT: Kim Kennedy; In-N-Out Burgers
Representative: Vasanthi Okuma; Greenberg Farrow

Recommended Action:

1. **Deny** the request zone and height district change to [Q]C2-1VL and **Approve and Recommend** that the City Council adopt a Zone Change for the entire site from P-1VL and [Q]C2-1VL to (T)(Q)C2-1VL, as conditioned.
2. **Approve a Conditional Use** to permit the use of a drive-through, fast-food establishment that is located on a lot with a proposed zone of (T)(Q)C2-1VL, which is across the street from residential zoned properties.
3. **Denial** a new 42-foot pole sign and truck deliveries between the hours of 8:00 p.m. and 7:00 a.m. daily and **Approve a Conditional Use** to permit a commercial corner development with (a.) Less than 50 percent transparent windows of the ground floor exterior walls and doors that front adjacent streets, (b) a new 30-foot pole sign, and (c.) truck deliveries between the hours of 6:00 a.m. and 9:00 p.m. Monday through Saturday, and to permit business operating hours of 6:00 a.m. to 1:30 a.m., daily in the proposed (T)(Q)C2-1VL zone.
4. **Denial** of the placement of one 42-foot high pole sign located within 2,000 feet of a freeway that may be viewed primarily from the main traveled roadway of a freeway or an on-ramp/off-ramp and **Approve a Zone Variance** of a 30-foot high pole sign along the property frontage closer to Laurel Canyon Boulevard.
5. **Adopt** the Findings and Conditions of Approval.
6. **Adopt** Mitigated Negative Declaration No. ENV-2012-771-MND.
7. **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.
8. **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Sarah Hounsell (818) 374-9909

4. **AA-2006-10349-PMLA-1A**
CEQA: ENV-2006-10350-CE

Council District: 12
Expiration Date: 8/27/12
Plan: Northridge
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 18045-18057 West Rayen Street

Proposed project: AA-2006-10349-PMLA revised map stamp dated April 11, 2012 to allow the subdivision of one 35,234 square feet parcel into two single family lots. Also, in accordance with provisions of Section 17.53-J of the Los Angeles Municipal Code (LAMC), area adjustments to permit a reduced lot area of 17,272 square-feet for the proposed Parcel A and 14,912 square-feet for the proposed Parcel B in lieu of the required 17,500 square feet.

Requested Action:

The Deputy Advisory Agency's determination letter was appealed in part to request that the Letter of Decision add the following conditions 1) that the conditions of Parcel Map not be deemed complete and that the Parcel Map not be recorded, until proof is provided that the dwelling at 18045 Rayen Street has been issued a Certificate of Occupancy by the Department of Building and Safety for the dwelling, and 2) that no building permit should be issued on the vacant site at 18057 Rayen Street until said dwelling at 18045 Rayen Street is complete, and issued a Certificate of Occupancy.

APPLICANT: Mehdi Afkhamirad
Representative: Steve Nazemi

APPELLANT: Sherwood Forest Homeowner's Association
Representative: Donnal Poppe

Recommended Action:

1. **Deny** the appeal.
2. **Sustain** the Findings and Conditions of the Deputy Advisory Agency.
3. **Adopt** the environmental clearance Categorical Exemption ENV-2006-10350-CE.

Staff: Nelson Rodriguez (818) 374-9903

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, September 5, 2012** 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.