

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, July 19, 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 Leyner at 4:30 p.m.

Commissioners present: Oshin Harootonian, J. Richard Leyner, Victor Sampson, and Quyen Vo-Ramirez

Commissioner absent: Veronica Padilla

1. DEPARTMENTAL REPORT

City Council is on recess.

2. COMMISSION BUSINESS

- A. Advanced Calendar - Commissioner Leyner will be unable to attend on October 4 and 18, 2012
- B. Commission requests - none
- C. Approval of minutes from June 21, 2012

Motion: To approve the minutes from June 21, 2012

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

Vote: 4 - 0

- D. Election of Officers

Motion: To re-elect J. Richard Leyner to the office of President of the North Valley Area Planning Commission.

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

Vote: 4 - 0

Motion: To re-elect Victor Sampson to the office of Vice-president of the North Valley Area Planning Commission.

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

Vote: 4 - 0

3. APCNV-2011-2636-ZC-CUB

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

Council District: 3 (changed from District 12 on July 1, 2012)

Expiration Date: 7/19/12

Plan: Chatsworth-Porter Ranch

CEQA: ENV-2011-2637-MND

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

DISCUSSION:

City Planning staff presented the Department's position. The applicant's representative spoke to the Commission and there were no additional speakers. A brief discussion ensued between the Commissioners and City Planning staff.

Motion: To 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 Modified Conditions of Approval, approve 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 Modified Conditions of Approval, adopt the environmental clearance Mitigated Negative Declaration ENV-2011-2637-MND, adopt the Findings, and 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.

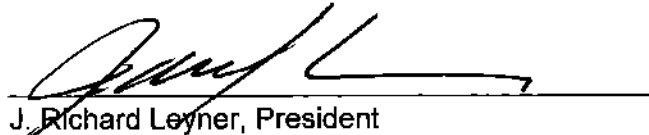
Moved: Harootonian
Seconded: Sampson
Ayes: Vo-Ramirez and Leyner
Absent: Padilla

Vote: 4 - 0

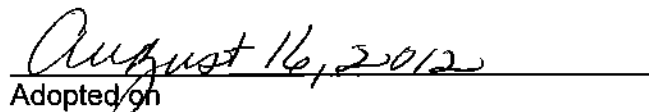
5. PUBLIC COMMENT PERIOD

No speakers

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 5:05 p.m.


J. Richard Leyner, President


Rhonda Ketay, Commission Executive Assistant
North Valley Area Planning Commission


Adopted on