

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

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, December 18, 2014, 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Veronica Padilla, President
Oshin Harootonian, Vice President
Yolanda Anguiano, Commissioner
Nora Cadena, Commissioner
Victor Sampson, Commissioner

Randa Hanna, 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 ITEMS NO. 3 & 4.

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. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. 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 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. Note: Materials received after the mailing deadline will be placed in the official case file.

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less.

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 www.planning.lacity.org.

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**

A. Items of interest

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

3. **[APCNV-2014-2512-ZC-CU-ZV-SPR](#)**

CEQA: ENV-2014-2513-MND

Council District: 7 - Fuentes

Expiration Date: 01/17/15

Plan: Sylmar

Appeal Status: CU, ZV,& SPR are appealable to the City Council, ZC disapproval, in whole or in part, is appealable by the applicant to the City Council.

PUBLIC HEARING HELD ON NOVEMBER 04, 2014

Location: 13673-13689 West Foothill Boulevard

PROPOSED PROJECT:

The project involves the demolition of a one-story, 5,060 square-foot, commercial building and the construction, use and maintenance of a 2,240 square-foot Starbucks Coffee drive-through and a 5,500 square-foot multi-tenant commercial building, for a total of 7,740 square feet.

REQUESTED ACTION:

- 1) Pursuant to Section 12.32-F of the Los Angeles Municipal Code, a Zone Change from the [Q]C2-1VL and P-1 Zones to C2-1.
- 2) Pursuant to Section 12.24-W,17 of the Los Angeles Municipal Code, a Conditional Use to allow a Drive-Through Fast-Food Establishment in the C Zone on a lot in which the lot line adjoins and is across the street from the RA Zone.
- 3) Pursuant to Section 12.24-W,27 of the Los Angeles Municipal Code, a Conditional Use to allow 24 hour operation, daily, in lieu of the otherwise permitted 7:00 a.m. to 11:00 p.m., daily, in a Mini-Shopping Center, in the C2-1 Zone.
- 4) Pursuant to Section 12.27 of the Los Angeles Municipal Code, a Zone Variance from L.A.M.C. Section 12.12.1-A, to permit the "early start" construction, use and maintenance of a 5,500 square-foot, multi-tenant commercial building and portions of the drive-thru which are in the P Zone.
- 5) Pursuant to Section 16.05 of the Los Angeles Municipal Code, a Site Plan Review for a Drive-Through Fast-Food Establishment which results in a net increase of 500 or more average daily trips.
- 6) 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: Aris Sarigianides
Representative: Stephen Shaw, ADN Architects

RECOMMENDED ACTION:

- 1) **Deny the Zone Change** as requested from [Q]C2-1VL/P-1 to C2-1VL.
- 2) **Approve and recommend that the City Council adopt the Zone Change** from [Q]C2-1VL/P-1 to (T)C2-1VL.
- 3) **Approve** the Conditional Use to allow a Drive-Through Fast-Food Establishment in the C Zone on a lot in which the lot line adjoins and is across the street from the RA Zone.
- 4) **Approve** the Conditional Use to allow 24 hour operation, daily, in lieu of the otherwise permitted 7:00 a.m. to 11:00 p.m., daily, in a Mini-Shopping Center, in the C2-1 Zone.
- 5) **Approve** the Zone Variance from L.A.M.C. Section 12.12.1-A, to permit the “early start” construction of a 5,500 square-foot, multi-tenant commercial building and portions of the drive-thru which are in the P Zone.
- 6) **Approve** the Site Plan Review for a Drive-Through Fast-food Establishment which results in a net increase of 500 or more average daily trips.
- 7) **Adopt** the findings.
- 8) **Adopt** the Mitigated Negative Declaration No. ENV-2014-2513-MND.
- 9) **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.
- 10) **Advise** the applicant that pursuant to State Fish and Game Code Section 711.4, 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: Oliver Netburn (213) 978-1382

4. [APCNV-2014-3303-SPE](#)

CEQA: ENV-2014-3304-CE

Council District: 12 - Englander

Expiration Date: 01/02/2015

Plan: Chatsworth-Porter Ranch

Appeal Status: Appealable to City Council

PUBLIC HEARING HELD ON OCTOBER 01, 2014

Location: 19950 West Rinaldi Street

PROPOSED PROJECT:

The installation of a monument sign at the eastern driveway entrance along Rinaldi Street into parking lot of the subject property, the Porter Ranch Medical Plaza. The monument sign, known as Sign No. M-3 in the plans approved under DIR-2009-3195-SPP on February 26, 2010, will be double-sided and will include identification for the Porter Ranch Medical Plaza and several slats for other tenants within the subject property. The sign will be 7'-0" in length and 4'-4" in height. The sign area will be 30.33 square feet per side for a total square feet in area of 60.66 square feet. The proposed monument sign will be the third monument sign installed on the subject property.

REQUESTED ACTION:

- 1) Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Adopt** the Categorical Exemption (ENV-2014-3304-CE) for the above referenced project.
- 2) Pursuant to Section 11.5.7-F of the Municipal Code, **Approve a Specific Plan Exemption** from Section 6.E.3(c)(1) of the **Porter Ranch Land Use/Transportation Specific Plan** to allow a third monument sign installed on the subject property.

APPLICANT: John Love, Shapell Properties

Representative: Allen Concepcion, Planning Associates, Inc.

RECOMMENDED ACTION:

- 1) **Approve the Specific Plan Exception** from Section 6.E.3(c)(1) of the **Porter Ranch Land Use/Transportation Specific Plan** to allow a third monument sign installed on the subject property.
- 2) **Find that** the Categorical Exemption No. 2014-3304-CE for the project is acceptable.
- 3) **Adopt** the Findings.
- 4) **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: Thomas Glick (818) 374-5062

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 meeting regularly scheduled for Thursday, January 01, 2015 will be canceled in observance of New Year's Day

The next regular meeting of the North Valley Area Planning Commission will be held at **4:30 p.m. on Thursday, January 15, 2015** 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.