

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

**NORTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, JANUARY 15, 2015, 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 ITEM NO. 3 and 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](http://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 90<sup>th</sup> 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

C. Minutes of Meeting – November 20, 2014

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:** Conditional Use, Zone Variance & Site Plan Review are appealable to the City Council, Zone Change disapproval, in whole or in part, is appealable by the applicant to the City Council.

**CONTINUED FROM DECEMBER 18, 2014**

**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 C2-1VL;
- 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 C2-1VL 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; and

- 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) **Adopt** the Staff findings.
- 2) **Deny the Zone Change** as requested from [Q]C2-1VL/P-1 to C2-1VL.
- 3) **Recommend that the City Council adopt the Zone Change** from [Q]C2-1VL/P-1 to (T)C2-1VL.
- 4) **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.
- 5) **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.
- 6) **Approve Deny** 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.
- 7) **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.
- 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. **ZA-2014-1075-CUW-1A**

**CEQA:** ENV-2014-1076-MND

**Plan:** Granada Hills - Knollwood

**Council District:** 12 - Englander

**Expiration Date:** 01/15/15 Ext.

**Appeal Status:** No Further Appeal

**CONTINUED FROM DECEMBER 04, 2014**

**PUBLIC HEARING**

**LOCATION:** 10341 Woodley Avenue

**REQUESTED ACTION:**

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Sections 12.24-W,49, to approve a Conditional Use Permit to authorize the installation, use, and maintenance of an unmanned wireless telecommunications facility consisting of a 45-foot high monopole disguised as a pine tree (monopine), with 12 panel antennas, five equipment cabinets, one generator, and various equipment within an eight-foot enclosure, in the A2-1 Zone, and to adopt the Mitigated Negative Declaration ENV 2014-1076-MND as the environmental clearance for this action.

**APPLICANT:** Kendrick Ayers, Verizon Wireless  
Representative: Erik Lilliedahl, Synergy Development Services, Inc.

**APPELLANT:** Jill Hagan

**RECOMMENDED ACTION:**

- 1) **Adopt** the findings of the Zoning Administrator.
- 2) **Deny** the appeal.
- 3) **Sustain** the Zoning Administrator's decision and approve:
  - a. **Conditional Use Permit** to authorize the installation, use, and maintenance of an unmanned wireless telecommunications facility consisting of a 45-foot high monopole disguised as a pine tree (monopine), with 12 panel antennas, five equipment cabinets, one generator, and various equipment within an eight-foot enclosure, in the A2-1 Zone (pursuant to Los Angeles Municipal Code Section 12.24-W,49).
- 4) **Adopt** the Mitigated Negative Declaration ENV 2014-1076-MND as the environmental clearance for this action.

**Staff:** Heather Bleemers (213) 978-0092

**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, February 05, 2015** 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](mailto:APCnorthvalley@lacity.org).