

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, December 18, 2014
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 the Vice President, Oshin Harootonian, at 4:35 p.m.

Commissioners present: Commissioners Yolanda Anguiano, Oshin Harootonian, and Victor Sampson.

Commissioners absent: Commissioners Nora Cadena and Veronica Padilla

1. DEPARTMENTAL REPORT

Nothing to report

2. COMMISSION BUSINESS

A. Advanced Calendar – No change

B. Commission Requests – No requests

Commissioner Harootonian welcomed the new Commissioner, Yolanda Anguiano, and the new Deputy City Attorney, Oscar Medellin, to the North Valley Area Planning Commission.

The Public Comment period was taken out of order. A request for reconsideration was made for Case No. ZA-2014-659-CU-ZAA. The City Attorney advised that the Commission no longer retains jurisdiction.

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

DISCUSSION:

The City Planning staff gave a brief description of the project. The Architect for the property spoke and stated that it is a hardship to the applicant not to get an early start Variance. The applicant's representative spoke, followed by one speaker from Sylmar Neighborhood Council in support of the project. The Senior Planner clarified few issues regarding the project. The City Attorney specified that the Zone Variance is a rare occurrence and they are not in favor of the approval of the variance. The City Council's Office are in support of the project, however, they are concurring with the City Attorney's advice. The Applicant's Representative spoke again. The Commission made a motion.

MOTION: Commission Sampson started a motion to adopt the recommended actions, however, realized that he made an error, so he amended No. 5 of the recommended action to deny the Zone Variance.

Moved: Commissioner Sampson
Seconded: Commissioner Anguiano
Nays: Commissioner Harootonian
Absent: Commissioners Cadena and Padilla

Vote: 2 - 1

A second motion was made.

MOTION: To adopt the staff report as amended and the findings as amended that would include the Q Conditions and the denial of the Variance.

Moved: Commissioner Sampson
Seconded: Commissioner Anguiano
Nays: Commissioner Harootonian
Absent: Commissioners Cadena and Padilla

Vote: 2 - 1

The Commission took five minutes break then resumed the next item.

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

DISCUSSION:

The Staff gave a brief description of the case. The City Attorney clarified few issues. The applicant's representative spoke.

MOTION:

To approve the recommended actions made by the Staff.

Moved: Commissioner Anguiano
Seconded: Commissioner Sampson
Ayes: Commissioner Harootonian
Absent: Commissioners Cadena and Padilla

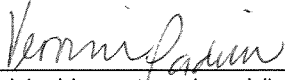
Vote: 3 - 0

5. PUBLIC COMMENT PERIOD

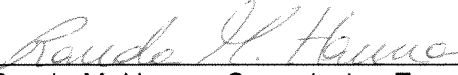
The public comment period was reopened at the end of the meeting.

There was one speaker.

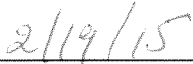
There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 6:00 pm.

Oshin Harootyan, Vice President



Randa M. Hanna, Commission Executive Assistant
North Valley Area Planning Commission



Adopted on

