

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
Thursday, March 17, 2016
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 Commission President, Oshin Harootonian, at 4:40 p.m.

Commissioners present: Commissioners Anguiano, Cadena, Garcia, Harootonian and Sampson

1. DEPARTMENTAL REPORT

Jonathan Hershey, the Senior City Planner, stated that the updated Sylmar and Granada Hills Community Plans are anticipated to go before the City Council for adoption next month.

2. COMMISSION BUSINESS

A. Advance Calendar – No change

B. Commission Requests – No requests at this time

C. Minutes of Meeting – March 03, 2016

Motion: To approve the meeting minutes of March 03, 2016

Moved: Commissioner Sampson
Seconded: Commissioner Cadena
Ayes: Commissioner Harootonian

Vote: 3 - 0

(Commissioners Anguiano and Garcia were absent at the meeting of March 03, 2016)

The Commission took items 4 and 5 out of order.

4. DIR-2015-3333-SPP-1A
CEQA: ENV-2015-3334-CE

Council District: 7 - Fuentes
Expiration Date: 4/07/16
Plan: Sunland – Tujunga – Lake View
Terrace – Shadow Hills – East La Tuna
Canyon
Appeal Status: Not Further Appealable

PUBLIC HEARING

Location: 10043 N. Commerce Avenue

Proposed Action:

The construction of a two story 2,383 square-foot building with 1,000 square feet on the upper (street) level for office use and 1,383 square feet on the lower level for commercial storage and office uses.

Requested Action:

An Appeal of the Director of Planning's **Conditional Approval of a Project Permit Compliance** pursuant to Section 11.5.7 C.6 of the Los Angeles Municipal Code (LAMC).

Applicant: Alfred & Albert Manvelyan
Representative: Yolanda McCausland

Appellant: Cindy Cleghorn

Recommended Action:

1. **Grant** the appeal in part; and modify the **Conditions of Approval and Project Plans** as described herein.
2. **Adopt** and **Find** the environmental clearance ENV-2015-3334-CE is adequate.
3. **Sustain** the Determination of the Director of Planning in conditionally approving a Project Permit Compliance, with the Findings and modifications to the Conditions of Approval and Project Plans.

Staff: Tom Henry (818) 374-5061

DISCUSSION:

The Planning staff gave a brief description of the project and specified some modifications that were made to the Conditions of Approval. The appellant gave her testimony and stated that she supports the revised plans but needed some clarifications. The Councilmember representative stated that their office worked with the Planning Department and they are now in support to the proposed changes. There were two speakers in support of the appeal; however, they are now satisfied with the changes made. The Commission closed the public comment; asked a few questions, and made a motion.

MOTION:

To grant the appeal in part; and modify the Conditions of Approval and Project Plans (modify Condition No. 2 Section 8.A.1 and 2; and eliminate Condition No. 8) as described in the staff report. Adopt and find the environmental clearance ENV-2015-3334-CE is adequate. Sustain the Determination of the Director of Planning in conditionally approving a Project Permit Compliance, with the Findings and modifications to the Conditions of Approval and Project Plans.

Moved: Commissioner Cadena
Seconded: Commissioner Sampson
Ayes: Commissioners Anguiano, Garcia, and Harootonian

Vote: 5 – 0

The Commission took two minutes recess time then resumed the meeting.

5. **ZA-2009-3976-CUB-CU-PA1-1A** **Council District:** 6 - Martinez
CEQA: ENV-2015-2402-CE **Location:** 8252 North Van Nuys Boulevard
Plan Area: Mission Hills-Panorama City- **Expiration Date:** 3/31/16
North Hills **Appeal Status:** Not Further Appealable to
City Council

PUBLIC HEARING

Requested Actions:

An appeal, in part (Condition No. 13), of the Zoning Administrator's decision to approve plans for the continued sale and dispensing of a full line of alcoholic beverages for off-site consumption in a 24-hour convenience store/pharmacy and a request to extend the term of the grant in the [Q]C2-1-CDO Zone. Condition No. 13 limits total sign area for the site to no more than two-square feet per linear foot of building frontage and prohibits roof signage, in accordance with the Panorama City Community Design Overlay and Q-Conditions for the site. The project was deemed Categorically Exempt pursuant to Notice of Exemption No. ENV-2015-2402-CE.

Applicant: Garfield Beach CVS, LLC
Representative: R. Bruce Evans - Solomon, Saltsman & Jamieson

Appellant: Same

Recommended Actions:

1. Adopt the findings of the Zoning Administrator.
2. Deny the appeal.
3. Sustain the Zoning Administrator's decision to approve plans for the continued sale and dispensing of a full line of alcoholic beverages for off-site consumption in a 24-hour convenience store/pharmacy and a request to extend the term of the grant in the [Q]C2-1-CDO Zone. Condition No. 13 limits total sign area for the site to no more than two-square feet per linear foot of building frontage and prohibits roof signage, in accordance with the Panorama City Community Design Overlay and Q-Conditions for the site.
4. Adopt Categorical Exemption No. ENV-2015-2402-CE.

Staff: Maya Zaitzevsky (213) 978-1416

DISCUSSION:

The Zoning Administrator (ZA) gave a background of the case and stated that this project was approved in 2010 by a former ZA. The applicant/appellant's representative stated that they are specifically appealing Condition No.13 and are requesting that this condition be deleted or modified to correctly reflect the approved signage at the CVS Pharmacy location. The owner of the property spoke in support of the appeal. There were two speakers for the appeal. The Councilmember Representative spoke in support of the appeal. The ZA clarified the reason of the denial of the appeal and answered questions asked by the commission. Rebuttal time was given. The Commission closed the public comment and started deliberation.

MOTION:

Adopt the findings of the Zoning Administrator. Deny the appeal. Sustain the Zoning Administrator's decision to approve plans for the continued sale and dispensing of a full line of alcoholic beverages for off-site consumption in a 24-hour convenience store/pharmacy and a request to extend the term of the grant in the [Q]C2-1-CDO Zone. Condition No. 13 limits total sign area for the site to no more than two-square feet per linear foot of building frontage and prohibits roof signage, in accordance with the Panorama City Community Design Overlay and Q-Conditions for the site. Adopt Categorical Exemption No. ENV-2015-2402-CE.

Moved: Commissioner Cadena
Seconded: Commissioner Sampson
Ayes: Commissioners Anguiano, Garcia, and Harootonian

Vote: 5 - 0

3. ZA-2015-2412-ZV-1A

CEQA: ENV-2015-2413-MND
Plan Area: Chatsworth-Porter Ranch

Council District: 3 - Blumenfield
Location: 20500 West Nordhoff Street
Expiration Date: 4/06/16
Appeal Status: Further Appealable to City Council

Continued from March 3, 2016

PUBLIC HEARING

Requested Actions:

An appeal of the Zoning Administrator's decision, pursuant to Los Angeles Municipal Code Section 12.27, to deny a variance from Section 12.18 to permit the conversion, use and maintenance of an existing 21,784 square-foot light industrial building to an Assisted Living Care Housing development in the MR2 Zone; to deny a variance from Section 12.12.1 of the Los Angeles Municipal Code to permit the construction, use and maintenance of an 11,226 square-foot addition to the existing building in the P Zone; and to adopt the Mitigated Negative Declaration ENV-2015-2413-MND as the environmental clearance for this project.

Applicant: Alon Abady, Nordhoff 26, LLC.
Representative: Dominic Hong, Bid Group, Inc.

Appellant: Same

Recommended Actions:

1. Adopt the findings of the Zoning Administrator.
2. Deny the appeal.
3. Sustain the Zoning Administrator's decision to deny:
 - a. A variance from Section 12.18 to permit the conversion, use and maintenance of an existing 21,784 square-foot light industrial building to an Assisted Living Care Housing development in the MR2 Zone;
 - b. A variance from Section 12.12.1 of the Los Angeles Municipal Code to permit the construction, use and maintenance of an 11,226 square-foot addition to the existing building in the P Zone.

4. Adopt Mitigated Negative Declaration No. ENV-2014-2413-MND.

Staff: Oliver Netburn

DISCUSSION:

The Planning staff presented the case and stated the reasons of the denial of this project. The applicant/appellant's representative indicated the need for Assisted Living Care facility in the city. A letter was received from Councilmember Blumenfield in conditional support of the project. There were many speakers in support of the project. There were several adjacent property owners in opposition to the proposed project. Rebuttal time was given. The Commission closed the public comment and started deliberation. Commissioner Cadena started making a motion to grant the appeal and overturn the Zoning Administrator's findings. The Senior Planner informed the Commission that in order for a Variance to be granted, all five of the legally mandated findings must be made in the affirmative and asked her to identify and articulate the Findings that have to be made to support the approval of the Variance.

MOTION:

To grant the appeal. Overturn the findings of the Zoning Administrator. Pursuant to Section 12.27.L, overturn the decision of the Zoning Administrator and approve a variance from Section 12.18 to permit the conversion, use and maintenance of an existing 21,784 square-foot light industrial building to an Assisted Living Care Housing development in the MR2 Zone; and similarly, to overturn the decision of the Zoning Administrator and approve a variance from Section 12.12.1 of the Los Angeles Municipal Code to permit the construction, use and maintenance of an 11,226 square-foot addition to the existing building in the P Zone. Adopt Mitigated Negative Declaration No. ENV-2014-2413-MND.

Moved: Commissioner Cadena
Seconded: Commissioner Anguiano
Ayes: Commissioner Harootonian
Nays: Commissioners Garcia and Sampson

Vote: 3 – 2

MOTION:

To adopt the standard conditions and to add certain hedge/landscaping conditions as a buffer and to establish a minimum setback in the P Zone in order to protect the property owners from the southern property line.

Moved: Commissioner Cadena
Seconded: Commissioner Anguiano
Ayes: Commissioners Garcia, Sampson, and Harootonian

Vote: 5 - 0

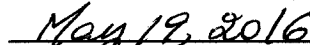
6. PUBLIC COMMENT PERIOD

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 9:20 p.m.


Commissioner Oshin Harootonian, President

Noramay Cadena
for


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


Adopted on