

**NORTH VALLEY LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 20, 2017, AFTER 4:30 P.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Eric Nam, President
Victor Sampson, Vice President
Aura Garcia, Commissioner
Oshin Harootonian, Commissioner
Max Reyes, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

Renee Glasco, Commission Executive Assistant I
(213) 978-1300

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS:

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. **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.**

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs and posters. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the APC, and will not be included in the official administrative record for the item at issue.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 532, 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.

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. **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.**

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 **seven (7) days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300.

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 agenzized 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.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are online at <http://planning.lacity.org>.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA – California Environmental Quality Act
CE – Categorical Exemption
EIR – Environmental Impact Report

MND – Mitigated Negative Declaration
ND – Negative Declaration

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

1. **DEPARTMENTAL REPORT**

Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

3. **NEIGHBORHOOD COUNCIL**

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

4. **APCNV-2016-610-ZC-CUB-CU**

CEQA: ENV-2016-611-MND

Plan Site: Northridge

Council District: 12 - Englander

Last Day to Act: 04-20-17

PUBLIC HEARING – Completed November 18, 2016

PROJECT SITE: 19270 West Nordhoff Street

PROPOSED PROJECT:

The addition of a 1,020 square-foot, automated carwash to an existing 12-pump automobile fueling station and 2,883 square-foot minimart with the continued sale of alcoholic beverages (beer and wine) for off-site consumption, all operating 24-hours a day, seven (7) days a week.

REQUESTED ACTION:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration No. ENV-2016-611-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Zone Change from (Q)C2-1L to C2-1L removing all existing (Q) condition restrictions;
3. Pursuant to LAMC Section 12.24-W,1, Conditional Use Permit for the sale of beer and wine for off-site consumption in conjunction with a minimart;
4. Pursuant to LAMC Section 12.24-W,2, a Conditional Use Permit to allow an automotive use operating 24-hour day, seven (7) days a week, not otherwise permitted by the Development Standards in LAMC Section 12.22-A,28.

Applicant: Northridge Oil, Inc.
Representative: Ben Steckler, Fielder Group

Staff: Jennifer Driver, City Planning Associate
jennifer.driver@lacity.org
(818) 374-9916

5. [APCNV-2015-3453-SPE-DRB-SPP-CU-CUB](#)
CEQA: ENV-0215-3452-MND
Plan Site: Granada Hills-Knollwood

Council District: 12 - Englander
Last Day to Act: 04-20-17

PUBLIC HEARING – Completed on February 13, 2017

PROJECT SITE: 17000 West Rinaldi Street

PROPOSED PROJECT:

The demolition of an existing 1,568 square-foot commercial building, removal of two (2) gas station pump islands, and associated canopies, and capping-off the associated underground storage tanks (USTs), and the construction, use, and maintenance of a new one-story, 2,048 square-foot, 24-hour convenience store constructed to a height of 27 feet 6.5 inches, reconfiguration/replacement of an existing canopy cover and post, restriping the surface parking lot, façade upgrade of gas station pump island columns, and installation of a trash enclosure, landscape buffers, and bike parking, on an approximately 15,756 square-foot site in the C2-1VL Zone. The proposed project will provide 5 automobile parking spaces and 4 bicycle parking spaces. The existing convenience store operations include the sale of beer and wine for off-site consumption pursuant to a Conditional Use permit (ZA-2013-0648-CUB), and the project proposes continuation of this same use at the new convenience store. The existing gas station and convenience store currently operate 24-hours a day, 7 days a week, and the proposed hours of operation at the new convenience store are the same, beyond the standard Mini-Shopping Center/Commercial Corner Development hours of operation limitation from 7:00 a.m. to 11:00 p.m. Approximately 35 cubic-yards of grading is proposed, and no import/export of soil will occur. One non-protected tree (palm) is located on the subject property and is proposed for removal.

REQUESTED ACTION(S):

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration No. ENV-0215-3452-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 11.5.7.F.1 of the Los Angeles Municipal Code (LAMC), a Specific Plan Exception from the Granada Hills Specific Plan Section 7.C.2, to permit a building setback of approximately 60-feet from Balboa Boulevard and 87-feet from Rinaldi Street, in lieu of a maximum building setback of 15-feet; and to permit landscaping within the building setback that does not extend from the building wall, as otherwise required;
3. Pursuant to LAMC Section 11.5.7.C, a Project Permit Compliance Review;
4. Pursuant to LAMC Section 16.50, a Design Review for the Granada Hills Specific Plan (Ordinance No. 184,296);
5. Pursuant to LAMC Section 12.24-W,27, a Conditional Use Permit to allow a 24-hours operation seven (7) days a week, in lieu of the standard Mini-Shopping Center/Commercial Corner hours of operation limitation of 7:00 a.m. to 11:00 p.m.; and
6. Pursuant to LAMC Section 12.24-W,1, a Conditional Use Permit for the sale and dispensing of beer and wine for off-site consumption in conjunction with a new 2,048 square-foot convenience store located in the C2-1VL Zone.

Applicant: Jian Kerendian, Architect's Group
Representative: Jian Kerendian, Architect's Group

Staff: Peggy Malone-Brown, City Planning Associate
peggy.malone-brown@lacity.org
(818) 374-5036

6. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address 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 at the discretion of the Commission President.

The next regular meeting of the North Valley Los Angeles Area Planning Commission will be held at **4:30 p.m. on Tuesday, May 4, 2017** at

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. Language interpreters, 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 (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCNorthValley@lacity.org.