

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission
Meeting Minutes
April 20, 2017
Marvin Braude Constituent Service Center
6262 Van Nuys Boulevard, First Floor Meeting Room
Van Nuys, California 91401

MINUTES OF THE NORTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE ENTIRE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. COPIES OF COMPACT DISC RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ONLINE AT planning.lacity.org.

The meeting was called to order at 4:30 p.m. with Commissioners Nam, Garcia, Harootonian, and Reyes present. Commissioner Sampson was not in attendance.

Also present were, Jonathan Hershey, Senior City Planner representing the Director of Planning, Pariss Knox, Deputy City Attorney; Renee Glasco, Commissioner Executive Assistant and Rafael Vega, Senior Administrative Clerk, Commission Office Staff.

President Nam took Item Nos. 4 and 5 out of order to allow all Commissioners to participate in the vote as Commissioner Reyes had to leave by 5:15 p.m.

ITEM NO. 4

APCNV-2016-610-ZC-CUB-CU
CEQA: ENV-2016-611-MND
Plan Area: Northridge

Council District: 12 - Englander
Last Day to Act: 04-06-17

PROJECT SITE: 19270 West Nordhoff Street

IN ATTENDANCE:

Jennifer Driver, City Planning Associate representing the Planning Department; David Natanzi, applicant; Ben Stechkler, applicant's representative

MOTION

Commissioner Garcia put forth the actions below in conjunction with the approval of the following project with modifications to the Conditions of Approval by the Commission:

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative records, including the Mitigated Negative Declaration, No. ENV-2016-611-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **Find** the Mitigated Negative Declaration reflects the

- independent judgement and analysis of the City; **Find** the mitigation measures have been made enforceable conditions on the project; and **Adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Disapprove** the requested Zone Change from (Q) C2-1L to C2-1L;
 3. **Approve** and **Recommend** that the City Council **adopt** a Zone Change, pursuant to Los Angeles Municipal Code Section 12.32, from (Q)C2-1L to (T)(Q)C2-1L ;
 4. **Approve** a Conditional Use Permit, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24.W.1, authorizing the sale of beer and wine for off-site consumption in conjunction with the operation of an existing automobile fueling station and minimart that operates 24-hours a day, seven days a week, ;
 5. **Dismiss** the requested Conditional Use Permit to operate automotive uses (automated carwash and automobile fueling station) and a minimart 24-hours a day, seven (7) days a week, as the subject site does not have a property line which adjoins, is separated only by an alley, or is located across the street from any portion of a lot zoned A or R, as required by the LAMC Section, pursuant to LAMC Section 12.24.W.27.
 7. **Approve** a Conditional Use Permit pursuant to LAMC Section 12.24.W.4, for an automotive use (automated carwash) to operate between the hours of 5 a.m. and 11 p.m., and to permit an automobile fueling station and minimart to operate 24 hours a day, seven (7) days a week **Adopt** the Conditions of Approval as modified by the Commission; and
 8. **Adopt** the Findings;

The motion was seconded by Commissioner Reyes and the vote proceeded as follows:

Moved	Garcia
Seconded	Reyes
Ayes	Harootonian, Nam
Absent	Sampson

Vote: 4 – 0

MOTION PASSED

ITEM NO. 5

APCNV-2015-3453-SPE-DRB-SPP-CU-CUB

CEQA: ENV-0215-3452-MND

Plan Area: Granada Hills-Knollwood

Council District: 12 - Englander

PROJECT SITE: 17000 West Rinaldi Street

IN ATTENDANCE:

Peggy Malone-Brown, City Planning Associate, representing the Planning Department, Belford Poulard, applicant; Jian Kerendian, applicant's representative

MOTION

Commissioner Reyes put forth the actions below in conjunction with the approval of the following project:

The construction, use, and maintenance of a new one-story, 2,048 square-foot, 24-hour convenience store to continue the use of a new convenience store operation 24-hours a day, 7 days a week, and the hours of operation at the new convenience store from 7:00 a.m. to 11:00 p.m.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-3452-MND , as circulated on February 1, 2017, ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **Find**, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Find**, the mitigation measures have been made enforceable conditions on the project; and **Adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.
2. **Approve** a Specific Plan Exception from Section 7.C.2 of the Granada Hills Specific Plan (Ordinance No. 184,296) 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. **Approve** a Specific Plan Project Permit Compliance Review and Design Review for the project within the Granada Hills Specific Plan (Ordinance No. 184,296);
4. **Approve** a Conditional Use Permit to allow hours of operation of 24-hours a day Monday through Sunday, in lieu of the standard Mini-Shopping Center/Commercial Corner hours of operation limitation of 7:00 a.m. to 11 :00 p.m.;
5. **Approve** 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;
6. **Adopt** the Conditions of Approval; and
7. **Adopted** the Findings;

Commissioner Harootonian seconded the motion, and the vote proceeded as follows:

Moved	Reyes
Seconded	Harootonian
Ayes	Garcia, Nam
Absent	Sampson

Vote **4 - 0**

MOTION PASSED

President Nam returned to the agenda order.

ITEM NO. 1

DEPARTMENTAL REPORT:

Jonathan Hershey presented the Departmental report on the following items of interest:

- The Director of Planning and Ray Chan, Deputy Mayor co-chaired the first interdepartmental Planning Task Force formed pursuant to the Mayor's Executive Directive No. 19 to coordinate the City's updates to the General Plan and Community Plans. The Department has initiated updates for three community plans in the south west region of the San Fernando Valley, which include, the Canoga Park –West Hills –Winnetka- Woodland Hills Community Plan, the Encino – Tarzana Community Plan and the Reseda - West Van Nuys Community Plan;
- Baseline Mansionization Ordinance /Baseline Hillside Ordinance including R1 Variation Zones in certain neighborhoods;
- The City Council voted to support the first established Urban Agricultural Incentive Zone Program;
- The City Council Adopted the Hillside Construction Regulation Supplemental Use District, associated with hillside development and their grading and hauling activities;
- PLUM Committee voted to support a draft ordinance relative to the establishment of processes to grant legal status to existing Unapproved Dwelling Units ("UDUs");
- The City Planning Commission and Board of Airport Commissioners held a joint meeting unanimously approved the LAX Landslide Access Modernization Program ("LAMP"); and
- The City Council approve an ordinance to expand the definition of Shelter for the Homeless.

ITEM NO. 2

COMMISSION BUSINESS:

- A. Advance Calendar:
There were no changes to the advanced calendar.
- B. Commission Requests:
There were no requests made by the Commission.

ITEM NO. 3

NEIGHBORHOOD COUNCIL:

There were no presentations given by any Neighborhood Council representatives on any item on the agenda.

ITEM NO. 6

PUBLIC COMMENT

One member of the public requested to address the Commission during the public comment period.

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned 5:35 p.m.



Eric Nam, Commission President
North Valley Area Planning Commission



Renee A. Glasco, Commission Executive Assistant I
North Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

AUG 03 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**