

OFFICIAL
CITY OF LOS ANGELES
North Valley Area Planning Commission Minutes
November 16, 2017
Marvin Braude San Fernando Valley 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 4:41 p.m. with Commissioners Nam, Sampson, and Garcia, present. Commissioner Harootonian was not in attendance. The Commission President introduced Martina Diaz, as the newly appointed Commissioner to the North Valley Area Planning Commission.

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

ITEM NO. 1

DEPARTMENTAL REPORT

Christine Saponara presented a brief report on the following items of interest:

- The Exposition Corridor Transit Neighborhood Plan was approved by the City Planning Commission.
- There are two community meetings regarding Transit Oriented Development. One was scheduled on November 15, 2017 and the second on November 16, 2017.

ITEM NO. 2

COMMISSION BUSINESS

A. Advanced Calendar:

There were no changes made to the Advanced Calendar.

B. Commission Requests:

There were no requests made by the Commission.

C. Approval of the Minutes:

Commissioner Sampson moved to approve the Minutes for September 7, 2017. Commissioner Garcia seconded the motion, and the vote proceeded as follows:

Moved: Sampson
Seconded: Garcia
Ayes: Diaz, Nam
Absent: Hartoonoonian

Vote: 4 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL

Nancy Woodruff, Land Use Chair for the Foothill Trails District Neighborhood Council addressed the Commission on Item No. 6.

ITEM NO. 4

PUBLIC COMMENT

There were two members of the public who requested to address the Commission.

ITEM NO. 5

RECONSIDERATION

There were no items to be reconsidered under Items 5a and 5b.

ITEM NO. 6

APCNV-2016-2859-ZC-CU-CUB

CEQA: ENV-2016-2858-MND

Plan Area: Sunland – Tujunga – Lake View Terrace
Shadow Hills – East La Tune Canyon

Council District: 7 - Rodriguez
Last Day to Act: 11-16-17

PUBLIC HEARING - Completed November 16, 2016

PROJECT SITE: 11331 West Osborne Street
(11348 – 11360 West Sunburst Street)

IN ATTENDANCE

Jordann Turner, City Planner; Ben Steckler, applicant's representative; Danny Kang, owner; Humberto Quintana representing the Office of Councilmember Rodriguez.

Commission President called for a recess at 6:08 p.m. The meeting reconvened at 6:16 p.m. with Commissioners Nam, Diaz, Garcia and Sampson present

Commission President called for a recess at 6:37p.m. The meeting reconvened at 6:45 p.m. with Commissioners Nam, Diaz, Garcia and Sampson present.

Commission President called for a recess at 7:47p.m. The meeting reconvened at 7:52 p.m. with Commissioners Nam, Diaz, Garcia and Sampson present.

MOTION

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

Construction, use, maintenance and expansion of an existing 2,603 square-foot fuel service station and convenience store with four (4) pumps to a 2,940 square-foot fuel service station and convenience store with eight (8) pumps.

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-2016-2858-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 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** and **Recommend** that the City Council adopt a Zone Change from C2-1VL and P-1VL to (T)(Q)C2- 1VL subject to (T) and (Q) Conditions of Approval;
3. **Approve** a Conditional Use Permit, pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-W, 27, to allow a 24 hour daily operation for the convenience store and to allow hours of operation for the gas pumps of 6:00 a.m. – midnight, daily in lieu of the otherwise permitted hours of 7:00 a.m. to 11:00 p.m. daily in the C2-1VL Zone;
4. **Approve** Conditional Use Permit, pursuant to LAMC Section 12.24-W,1, for the sale and dispensing of beer and wine for off-site consumption in conjunction with a proposed convenience store and gas station;
5. **Adopt** the conditions of approval as modified by the Commission; and
6. **Adopt** the findings;

Commissioner Diaz seconded the motion, and the vote proceeded as follows.

Moved: Sampson
Seconded: Diaz
Ayes: Garcia, Nam
Absent: Harootonian

Vote: 4 - 0

MOTION PASSED

ITEM NO. 7

APCNV-2015-4198-ZC

CEQA: ENV-2015-3478-MND

Plan Area: Sun Valley – La Tuna Canyon

Council District: 2 - Krekorian

Last Day to Act: 12-08-17

PUBLIC HEARING – Completed July 10, 2017

PROJECT SITE: 7707 North Ethel Avenue

IN ATTENDANCE

Laura Frazin Steele, City Planner; Oscar Ensafi, applicant's representative.

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

Creation of three (3) single-family lots on an existing 19,596 square-foot lot. Two (2) new single-family homes measuring a maximum of 27-feet, 6 inches high and 7,500 square-feet in floor area, both two (2) stories, are proposed on newly created Lots "A" and "B," respectively. The existing 1,620 square-foot single-family dwelling will remain on Lot "C." The proposed residences will provide a minimum of two (2) residential parking spaces per unit.

1. **Find**, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV- 2015-3478-MND, adopted on August 25, 2016 (under related Case No. AA-2015-3479-PMLA); and pursuant to CEQA Guidelines, Sections 15162 and 15164, as supported by the Addendum dated October 17, 2017, no major revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the project;
2. **Approve** and **recommend** that the City Council adopt a Zone Change from RA-1 to (T)(Q)RS-1 subject to (T) and (Q) Conditions of Approval; and
3. **Adopt** the Findings.

Commissioner Nam seconded the motion, and the vote proceeded as follows.

Moved: Sampson
Seconded: Nam
Ayes: Diaz, Garcia,
Absent: Harootonian

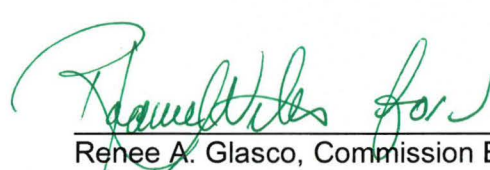
Vote: 4 - 0

MOTION PASSED

There being no further business to come before the North Valley Area Planning Commission, the meeting adjourned at 8:52 p.m.



Eric Nam, President
North Valley Area Planning Commission



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

ADOPTED
CITY OF LOS ANGELES

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**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**