

NORTH VALLEY AREA PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, FEBRUARY 3, 2022 REGULAR MEETING
(VIA TELECONFERENCE)

MINUTES OF THE NORTH VALLEY AREA PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: SELECT “**ABOUT**”, “**COMMISSIONS, BOARDS & HEARINGS**”, filter by “**NORTH VALLEY**”, LOCATE THE COMMISSION MEETING DATE AND SELECT THE **AUDIO**” BUTTON.

In accordance with Government Code Section 54953, subsections (e)(1) and (e)(3), and in light of the State of Emergency proclaimed by the Governor on March 4, 2020 relating to COVID-19 and ongoing concerns that meeting in person would present imminent risks to the health or safety of attendees and/or that the State of Emergency continues to directly impact the ability of members to meet safely in person, the North Valley Area Planning Commission's February 3, 2022 regular meeting was conducted via telephone and/or videoconferencing.

Commission President Eric Nam called the regular meeting to order at 4:30 p.m. with Commission Vice-President Martina Diaz, Commissioners Gerlie Collado and Araz Parseghian in attendance.

Commissioner Victor Sampson was not in attendance.

Also in attendance were Parissh Knox, Deputy City Attorney and Claudia Rodriguez, Senior City Planner. Commission Office staff participation included Cecilia Lamas, Commission Executive Assistant and Denise Otero, Administrative Clerk.

ITEM NO. 1

DETERMINATION TO CONTINUE HOLDING MEETINGS VIA TELECONFERENCE

Motion Required. Pursuant to Government Code Sections 54953(e)(1)(B)-(C), (e)(3)(A), and (e)(3)(B)(i), a determination that the COVID-19 State of Emergency continues to directly impact the ability of members to meet safely in person and possible Commission action.

MOTION:

Commissioner Parseghian moved to adopt the resolution under which the Commission finds that holding meetings in person would present imminent risks to the health or safety of attendees due to the COVID-19 pandemic. Commission Vice President Diaz seconded the motion and the vote proceeded as follows:

Moved: Parseghian
Second: Diaz
Ayes: Collado, Nam
Absent: Sampson

Vote: 4 – 0

MOTION PASSED

ITEM NO. 2

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Claudia Rodriguez, Senior City Planner reported on behalf of the Director of Planning. Two updates were provided regarding the Ridgeline Protection Ordinance and the Wildlife Pilot Study Ordinance.
- Pariss Knox, Deputy City Attorney, had no report.
- There were no Commission requests.
- Minutes of Meeting:
Commissioner Collado moved to approve the Meeting Minutes for January 13, 2022.
Commissioner Parseghian seconded the motion and the vote proceeded as follows:

Moved: Collado
Second: Parseghian
Ayes: Diaz, Nam
Absent: Sampson

Vote: 4 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 4

GENERAL PUBLIC COMMENT

No speakers addressed the Commission during general public comment.

ITEM NO. 5

RECONSIDERATIONS

There were no requests for reconsiderations.

ITEM NO. 6

APCNV-2021-1330-CU-CPIOE-CPIOA-SPR

CEQA: ENV-2021-1331-MND

Plan Area: Sylmar

Council District: 7 – Rodriguez

**Last Day to Act: 02-17-22

PUBLIC HEARING – Completed December 28, 2021

PROJECT SITE: 13858 and 13864 West Foothill Boulevard

IN ATTENDANCE VIA TELECONFERENCE:

Kora McNaughton, City Planning Associate, Sarah Hounsell, City Planner, Claudia Rodriguez, Senior City Planner and Blake Lamb, Principal City Planner representing the Department of City Planning; and Sara Houghton, representing the Applicant.

MOTION:

Commissioner Parseghian put forth the actions below in conjunction with the approval of the following project with modifications and amendments as stated on the record:

Demolition of two existing commercial buildings with a total floor area of 11,304 square feet and removal of an existing pole sign and the new construction, use, and maintenance of a 3,885 square-foot drive-through, fast-food restaurant (In-N-Out Burger) with a 43-space parking lot and a queuing lane for 30 cars. The proposed hours of operation are 10:30 a.m. to 1:00 a.m. Sunday to Thursday and 10:30 a.m. to 1:30 a.m. on Friday and Saturday.

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-2021-1331-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 of the project; Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve, pursuant to Section 12.24 W.17 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a drive-through fast-food establishment in a C Zone when located on a lot that adjoins any portion of a lot or lots in a residential zone or use;
3. Approve, pursuant to LAMC Section 13.14 G.4, a Community Plan Implementation Overlay (CPIO) Exemption to allow a 30-foot front yard setback in lieu of the five-yard front yard setback otherwise required;
4. Approve, pursuant to LAMC Section 13.14 G.3, a CPIO Adjustment to permit 40 percent transparent doors and windows on the ground-floor frontage in lieu of the 50 percent transparent doors and windows otherwise required;
5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for the construction of a building and a change of use that requires a building permit and results in a net increase in average daily vehicle trips;
6. Adopt the Conditions of Approval, as modified by the Commission, including Staff’s Technical Modification dated February 1, 2022; and
7. Adopt the Findings, as amended by the Commission.

Commission Vice President Diaz seconded the motion and the vote proceeded as follows:

Moved: Parseghian
Second: Diaz
Aye: Collado, Nam
Absent: Sampson

Vote: 4 – 0

MOTION PASSED

There being no further business before the Commission President Nam adjourned the special meeting at 5:46 p.m.

Eric Nam

Eric Nam, President
North Valley Area Planning Commission

Cecilia Lamas (Electronic Signature due to COVID-19)

Cecilia Lamas, Commission Executive Assistant
North Valley Area Planning Commission

ADOPTED
CITY OF LOS ANGELES

MAR 03 2022

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**