

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, OCTOBER 3, 2019, AFTER 4:30 P.M.
MARVIN BRAUDE SAN FERNANDO VALLEY
CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, ROOM 1B
VAN NUYS, CA 91401**

Eric Nam, President
Victor Sampson, Vice President
Martina Diaz, Commissioner
Yvette Lopez-Ledesma, Commissioner
Araz Parseghian, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Shana M. M. Bonstin, Deputy Director
Tricia Keane, Deputy Director
Arthi L. Varma, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director

Rafael Vega, Commission Executive Assistant
apcnorthvalley@lacity.org
(213) 978-1298

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.**

Written submissions are governed by Rule 4.3 of the North Valley Area Planning Commission Rules and Operating Procedures. All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) pages plus accompanying photographs, and must include the case number and agenda item number on the first page. 12 hard copies must be submitted to the Commission Executive Assistant the day of the meeting. Electronic submissions will not be accepted within this time period. 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 Commission, and will not be included in the official administrative record for the item at issue.

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) 978-1298 or by email at apcnorthvalley@lacity.org

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, 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 N. Main Street, Los Angeles, California, 90012.

Agendas and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "North Valley", "Agendas", under the specific meeting date. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, CA 90012 from 8:00 a.m. to 4:00 p.m. Monday through Friday.

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

1. **DEPARTMENTAL REPORT AND COMMISSION BUSINESS**

- Election of Officers
- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – August 1, 2019

2. **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.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-AGENDA ITEMS AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

4. **RECONSIDERATIONS**

- MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. [DIR-2016-1397-BSA-1A](#)
CEQA: N/A
Plan Area: Chatsworth - Porter Ranch

Council District: 12 - Lee
Last Day to Act: 08-1-19
Continued from: 07-18-19

PUBLIC HEARING – Held February 5, 2019

PROJECT SITE: 10867 North Topanga Canyon Boulevard

Existing Use / Operation:

A 15-lot, single-family subdivision, including the dedication and improvement of two public equestrian trails.

Appeal:

Appeal of the April 30, 2019 Planning Director’s determination to deny an appeal from the determination by the Department of Building and Safety that it did not err or abuse its discretion in by failing to enforce Condition Nos. 30 and 31 of Tract Map No. 62958 because of the presence of utility and public improvements within the surface of an equestrian trail easement dedicated to the City of Los Angeles (“City”) on Bee Canyon Road, and by further allowing the installation of two gates across an overlapping fire lane/equestrian trail. The appeal alleges that these improvements, as currently constructed, violate Condition Nos. 30 and 31.

Applicant: City of Los Angeles

Appellant: Jeannie Plumb
Representative: Phillip J. Hess, esq.

Staff: Maya Zaitzevsky, Associate Zoning Administrator

6. [ZA-2015-4681-CUB-CU-ZV-ZAA-1A](#)
CEQA: ENV-2015-4682-MND
Plan Area: Sunland – Tujunga – Lake View Terrace
Shadow Hills – East La Tuna Canyon

Council District: 7 – Rodriguez
Last Day to Act: 10-05-19

PUBLIC HEARING – Held November 26, 2018

PROJECT SITE: 7656 – 7660 Foothill Boulevard

Proposed Project:

Construction of a car wash and convenience market in a commercial corner / mini-shopping center located on an irregularly shaped, approximately 40,921 square foot lot in the C2-1VL and R3-1 Zones. The proposed one-story, 20 feet in height, approximately 3,400 square foot convenience market will operate 24 hours per day, 7 days a week and sell beer and wine for off-site consumption. The proposed car wash will be one story, 27 feet in height, and approximately 5,400 square feet with hours of operation between 7:00 a.m. – 9:00 p.m. A total of 36 parking spaces will be provided.

Appeal:

Four appeals of the Zoning Administrator's decision dated June 27, 2019 which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV- 2015-4682-MND, as circulated on September 27, 2018, ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is not substantial evidence that the project will have a significant effect on the environment; Found the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Found the mitigation measures have been made enforceable conditions on the project; and Adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approved, pursuant to Section 12.24 W.27 of the Los Angeles Municipal Code (LAMC), a Conditional Use authorizing deviations from LAMC Section 12.22 A.23(b) to allow a car wash and convenience market to operate in a commercial corner/mini-shopping center zoned C2-1VL and R3-1 abutting an R Zoned property with the convenience market operating 24 hours daily and the car wash operating between the hours of 9:00 a.m. to 7:00 p.m. daily;
3. Approved, pursuant to LAMC 12.24 W.4, a Conditional Use authorizing deviations from LAMC Section 12.22 A. 28(a) to allow car wash entrance/exit opening to be located within 100 feet of a residential use or R Zoned lot;
4. Approved, pursuant to LAMC 12.24 W. 37, a Conditional Use to allow public parking in an R Zone;
5. Approved, pursuant to LAMC Section 12.24 W.1, a Conditional Use to allow the sale of beer and wine for off-site consumption in the C2 Zone;
6. Approved, pursuant to LAMC Section 12.27 B, a Zone Variance to allow relief from LAMC Sections 12.10 A and 12.21 C.5(h) for a portion of the car wash and convenience market to be located in the R3 Zone, the sale of alcoholic beverages in an R Zone and the movement of vehicles between a less restrictive and more restrictive zone;
7. Approved, pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to allow relief from LAMC Section 12.10 C for a reduced rear yard setback of 0 feet for proposed car wash and convenience market in lieu of the 15 feet as required in the R3 Zone.
8. Adopted the Conditions of Approval and Findings.

Applicant: Cedrick Ekimyan
Representative: Robert Lamishaw, JPL Zoning Services, Inc.

Appellant No. 1: Shooshig Avakian-Koroghlyan

Appellant No. 2: Georgia Brown;

Appellant No. 3: Ron Casilli; and

Appellant No. 4: Randy Perez

Staff: Charlie Rausch, Associate Zoning Administrator

The next regular meeting of the North Valley Los Angeles Area Planning Commission will be held on **Thursday, October 17, 2019** at **4:30 p.m.**

Marvin Braude San Fernando Valley
Constituent Service Center
6262 Van Nuys Boulevard, Room 1B
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) 978-1298 or by e-mail at apcnorthvalley@lacity.org.