

COMMISSION MEETING AUDIO

**NORTH VALLEY AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 20, 2018, AFTER 4:30 P.M.
MARVIN BRAUDE SAN FERNANDO VALLEY CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

**TO REQUEST A COPY ON COMPACT DISC,
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-
1255**

1. **[DEPARTMENTAL REPORT AND COMMISSION BUSINESS](#)**

- Election of Officers
- Items of interest
- Advanced Calendar
- Commission Requests
- Approval of the Minutes – May 17, 2018

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 **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. This requirement is in addition to any other hearing required or imposed by law. Persons wishing to speak during Public Comment must complete and submit a speaker's request form to the Executive Assistant prior to the commencement of the Public Comment period.

Individual testimony within the public comment period shall be limited up to five (5) minutes per person and up to ten (10) minutes per subject.

4. **RECONSIDERATIONS**

- a. **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.
- b. **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. **APCNV-2016-1675-VZC-SPE-CU**

CEQA: ENV-2016-1676-MND

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

Council District: 7 - Rodriguez

Last Day to Act: 10-01-18

PUBLIC HEARING – Completed August 29, 2018

PROJECT SITE: 11885 West Foothill Boulevard

PROPOSED PROJECT:

The construction, use, and maintenance of a new 2,938 square foot, 17 feet in height automatic carwash including the tunnel, office, restroom, equipment room, and kiosk, operating within the hours of 7 a.m. to 8:00 p.m. daily, and the continued use and maintenance of an existing 19 feet in height pole sign all on a 22,415 square foot lot. The project includes 17 parking spaces (1 standard stall, 16 vacuum positions including 1 ADA compliant space). The project also involves 915 cubic yards of imported fill with no export, and the demolition of an existing one-story food store/convenience market and self-serve hand car wash.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-1675-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 Los Angeles Municipal Code (LAMC) Section 12.32 Q, a Vesting Zone Change from [T][Q]C2-1 to [T]C2-1 to eliminate the Q Conditions pursuant to Ordinance No. 165,464 to allow the establishment of an automatic car wash;
3. Pursuant to LAMC Sections 12.24 W.4 and 12.24 W.27, a Conditional Use to allow less than a 5-foot wide strip of landscaping or planted area along the Foothill Boulevard and Terra Bella street frontages and a reduced landscape setback of less than 5-feet where the lot abuts a residential zone and use at the northerly and easterly property lines as otherwise required by Los Angeles Municipal Code Sections 12.22 A.28 (a)(9) and 12.22 A.23(a)(10);
4. Pursuant to LAMC Section 12.24 W.27, a Conditional Use to allow the continued use and maintenance of an existing 19 feet in height pole sign at the southwest corner of Foothill Boulevard and Terra Bella Street as otherwise required by LAMC Section 12.22 A.23(a)(6);
5. Pursuant to LAMC Sections 12.24 W.4 and 12.24 W.27, a Conditional Use to allow less than 50% transparent windows as otherwise required by LAMC Sections 12.22.A.23(a) and 12.22 A.28(a)(1);
6. Pursuant to LAMC Section 12.24 W.4, a Conditional Use to allow the hours of operation to be extended to 7:00 a.m. to 8:00 p.m. 7 days a week instead of the hours otherwise allowed under Los Angeles Municipal Code Section 12.22 A.28(b);
7. Pursuant to LAMC Section 12.24 W.4, a Conditional Use to allow the bay doors/openings of the automatic car wash to be located less than 100 feet from a

- residential zoned property as otherwise required under Los Angeles Municipal Code Section 12.22 A.28(a)(2);
8. Pursuant to LAMC Section 13.18 H.4, a request for an Exception from the Distancing Requirement of Section 13.18 F.2(e) Clean Up Green Up Ordinance No. 184,246 to allow an automobile laundry (car wash) within 500-feet of a residential zone.

Applicant: Douglas Deokyong Bang, Kisook Sarah Bang

Staff: Laura Frazin Steele, City Planner
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The next regular meeting of the North Valley Los Angeles Area Planning Commission will be held at **4:30 p.m. on Thursday, October 4, 2018** at

Marvin Braude San Fernando Valley 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.