

***Informacion en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300***

**NORTH VALLEY AREA PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, JANUARY 21, 2016, 4:30 P.M.  
MARVIN BRAUDE CONSTITUENT SERVICE CENTER  
6262 VAN NUYS BOULEVARD, FIRST FLOOR  
VAN NUYS, CA 91401**

Oshin Harootonian, President  
Nora Cadena, Vice President  
Yolanda Anguiano, Commissioner  
Aura Garcia, Commissioner  
Victor Sampson, Commissioner

Randa Hanna, Commission Executive Assistant  
(213) 978-1300

**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.**

**POLICY FOR DESIGNATED PUBLIC HEARING ITEM NO. 3.**

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. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item.

TIME SEGMENTS noted \* herein are approximate. Some items may be delayed due to length of discussion of previous items.

**To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agendized items should submit them to the Commission office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline.**

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.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, California, and are accessible through the internet World Wide Web at [www.planning.lacity.org](http://www.planning.lacity.org).

**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.**

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 agendized here, 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 90<sup>th</sup> 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.

**GLOSSARY OF ENVIRONMENTAL TERMS:**

CEQA – California Environmental Quality Act  
EIR – Environmental Impact Report

ND – Negative Declaration  
MND – Mitigated Negative Declaration

1. **DEPARTMENTAL REPORT**

Items of interest

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Minutes of Meeting – January 07, 2016

3. **APCNV-2015-2330-ZC**

**CEQA:** 2015-2331-MND

**Plan:** Mission Hills-Panorama City-North Hills

**Council District:** 6 - Martinez

**Expiration Date:** 2//01/16

**Appeal Status:** Appealable by applicant if denied

**PUBLIC HEARING HELD ON DECEMBER 14, 2015**

**Location:** 9502-9508 N. Van Nuys Blvd; 14533-14535 W. Plummer Street

**PROPOSED PROJECT:**

The project is the demolition of existing structures and construction of a new single-story retail building totaling 8,342 square feet with a height of 16'-6" on a 27,075 square foot lot.

**REQUESTED ACTION:**

- 1) Pursuant to Section 21082.1 of the California Public Resources Code, a **Mitigated Negative Declaration** (ENV-2015-2331-MND) for the above referenced project; and
- 2) Pursuant to Section 12.32 of the Los Angeles Municipal Code, a **Zone Change from [Q]C2-1VL and RA-1VL to (T)(Q)C2-1VL**.

**APPLICANT:** Raffiollah M. Cohen / Cohen Construction Co. Inc.

**RECOMMENDED ACTION:**

1. Adopt the staff Findings, including the Environmental Findings;
2. Recommend that the City Council adopt a Zone Change from [Q]C2-1VL and RA-1VL to (T)(Q)C2-1VL, subject to the (Q) and (T) Conditions of Approval;
3. Recommend that the City Council adopt Mitigated Negative Declaration ENV-2015-2331-MND;
4. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the Project and the City may require any necessary fees to cover the cost of such monitoring; and

5. Advise the Applicant that pursuant to the State Fish and Wildlife Code Section 711.4, a Fish and Wildlife and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice and Determination (NOD) filing.

**Staff:** Kiran Rishi (818) 374-5038

#### **4. PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address it, on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the area planning commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period. Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject.

The next regular meeting of the North Valley Area Planning Commission  
will be held at **4:30 p.m. on Thursday, February 4, 2016** at the  
**Marvin Braude 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. 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 three working days (72 hours) prior to the meeting by calling the Planning Commission Office at (213) 978-1300 or by e-mail at [APCnorthvalley@lacity.org](mailto:APCnorthvalley@lacity.org).