

**NORTH VALLEY LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 16, 2017, AFTER 4:30 P.M.
MARVIN BRAUDE SAN FERNANDO VALLEY CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CA 91401**

Eric Nam, President
Victor Sampson, Vice President
Aura Garcia, Commissioner
Oshin Harootonian, Commissioner
Vacant, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, Executive Officer
Lisa M. Webber, AICP, Deputy Director

Renee Glasco, Commission Executive Assistant I
apcnorthvalley@lacity.org
(213) 978-1134

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. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining 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) 978-1134.

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 agenzized 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 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 No. Main Street, Los Angeles, California. Agendas Draft and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "South Valley", under the specific meeting date. The Draft Minutes under Item 2C will also be available on the day of the meeting. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 532, Los Angeles, 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**

Items of interest.

2. **COMMISSION BUSINESS**

A. Advanced Calendar

B. Commission Requests

C. Approval of the Minutes – September 7, 2017

3. **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.

4. **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.

5. **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.

6. [APCNV-2016-2859-ZC-CU-CUB](#)
CEQA: ENV-2016-2858-MND
Plan Area: Sunland – Tujunga - Lake View Terrace
Shadow Hills - East La Tuna Canyon

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

PUBLIC HEARING –November 16, 2016

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

PROPOSED PROJECT:

Construction, use and maintenance of an existing 2,603 square foot fuel service and convenience store with 4 pumps to allow for a 2,940 square-foot convenience store with an eight-pump gas station operating 24 hours daily and the sale of beer and wine for off-site consumption, in conjunction with a proposed convenience store from 6:00 a.m. to 2:00 a.m. daily. The proposed project will add 12 parking spaces for a total of 30 parking spaces.

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-2016-2858-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 Section 12.32-F of the Los Angeles Municipal Code (LAMC), a Zone Change from C2-1VL and P-1VL to C2-1VL;
3. Pursuant to LAMC Section 12.24-W.27, a Conditional Use Permit to allow a 24 hour operation daily for a gas station and from 6:00 a.m. to 2:00 a.m. daily for a proposed convenience store, in lieu of the otherwise permitted 7:00 a.m. to 11:00 p.m. daily in the C2-1VL Zone and;
4. Pursuant to LAMC Section 12.24-W.1, a Conditional Use Permit to allow the sale and dispensing of beer and wine for off-site consumption in conjunction with a proposed convenience store.

Applicant: 7-Eleven Inc.
Representative: Anibal Guerrero, Guerrero Services

Staff: Jordann Turner, City Planner
jordann.turner@lacity.com
(213) 978-1365

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 –July 10, 2017

PROJECT SITE: 7707 North Ethel Avenue

PROPOSED PROJECT:

Creation of three (3) single-family lots on an existing 19,596 square foot lot (0.45 net acres). Lot "A" is proposed to be approximately 6,710 square feet, Lot "B" is proposed to be approximately 6,330 square feet, and Lot "C" is proposed to be 6,557 square feet. Two (2) new single-family homes, both two (2) stories and a maximum of 27 feet 6 inches in height and a maximum floor area of 7,500 square feet 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.

REQUESTED ACTIONS:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 F, a Zone Change from RA-1 (Suburban Zone) to RS-1 (Suburban Zone).
2. Pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, the project as assessed in Mitigated Negative Declaration, No. ENV-2015-3478-MND adopted on August 25, 2016; 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.

Applicant: Simon Khachatryan
Representative: Oscar Ensafi

Staff: Laura Frazin Steele, City Planner
laura.frazinsteelle@lacity.org
(818) 374-9919

The next regular meeting of the North Valley Los Angeles Area Planning Commission will be held at **4:30 p.m. on Thursday, December 7, 2017** 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.