

**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**

Eric Nam, President
Victor Sampson, Vice President
Oshin Harootonian, Commissioner
Martina Diaz, Commissioner
Yvette Lopez-Ledesma

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

Vacant, Commission Executive Assistant
apcnorthvalley@lacity.org
(213) 978-1296

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) 978-1134.

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 N. Main Street, Los Angeles, California, and are online at <http://planning.lacity.org>.

Agendas, Draft and Adopted Minutes are available online at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "North Valley", "Agendas", under the specific meeting date. The Draft Minutes under Item 1 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 2722, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

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.