



Northridge West Neighborhood Council
PLANNING, LAND USE & ZONING
COMMITTEE MEETING
Wednesday, November 9, 2016 6:00 P.M.
Calahan Community Charter School auditorium
18722 Knapp Street , CA 91324

(There is a parking lot on the east side of the campus. Enter on Yolanda Ave.)

Note NWNC may be sound recording the meeting as back up information for NWNC minutes.

LEGALLY REQUIRED OFFICIAL POSTING: Please do not remove until AFTER above date and time.

<p>Peter Lasky– President At-Large 1 (2020) John Mah -VP Administration Homeowner 2 (2018) Brent Robinson- VP Outreach Renter (2018) Glen Wilson- Treasurer Community & Faith Based (2018) Lloyd Dent- Secretary Senior 2 (2020)</p> <p>Michelle Wells Open At Large (2020) Freddie Rymond Senior-1 (2020) Hrug DerManuelian Homeowner 1 (2020)</p>	<p>Tom Johnson General Business 1 (2018) Colleen Pick General Business-2 (2018) Mikkie Loi At Large 2 (2018) Bill Fox At-Large 3 (2020)</p> <p>Vacant At Large 4 (2018)</p>
--	--

PUBLIC INPUT AT NEIGHBORHOOD COUNCIL MEETINGS: The public is requested to fill out a "Speaker Card" to address the Board on any item of the agenda prior to the Board taking action on an item. Comments from the public on Agenda items will be heard only when the respective item is being considered. Comments from the public on other matters not appearing on the Agenda that is within the Board's subject matter jurisdiction will be heard during the Public Comment period. Public comment is limited to 2 minutes per speaker, unless waived or additionally restricted by the presiding officer of the Board.

The NWNC Agenda is posted for public review at the Northridge Chamber of Commerce, 9401 Reseda Blvd on the west side of the building in the clear box near the rear gate adjacent to the parking lot.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and upon request, will provide reasonable accommodation to ensure equal access to its programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least 3 business days prior to the meeting you wish to attend by contacting plasky@northridgewest.org

In compliance with Government Code section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at: 9401 Reseda Blvd. Ste. 100, Northridge, CA 91324 by appointment only, at our website by clicking on the following link: www.northridgewest.org or at the scheduled meeting. If you need a copy of any record related to an item on the agenda, please contact Peter Lasky (via) email plasky@northridgewest.org

1. Call to Order & Roll Call **(6 PM)**
2. Approval of the minutes from the PLUZ meeting of August 31, 2016
3. General public comments on non-Agenda Items
4. Consideration of the application (case no. ZA-2016-3686-SPR-2V) filed by SP Heights LLC/Senior Partners Portfolio, LLC for 1) a zoning variance for 48 assisted living units/bed not permitted in an area zoned C2-1, and 2) a site plan review because the proposed project will result in more than 50,000 sq ft of nonresidential floor space. **(40 minutes, until 6:45 PM)**

BACKGROUND

Applicant is seeking approval for a 2 building complex (a 4 story structure and a single story one) on a lot that was previously approved by the Los Angeles City Planning Dept. for a 263,320 sq ft project that was not built. In its place a new, smaller project named “The Heights at Northridge” has been proposed, which will care for both assisted living and dementia patients.

The first building (4 stories) will have 40 "memory care units" with 48 beds and 48 "assisted living units" with 48 beds along with ancillary facilities such as administrative offices, group dining facilities, kitchens, laundry, theater, library, salon and activity/meeting rooms. At the basement level there will be 59 parking paces, storage, and rooms for the building's mechanical and electrical fixtures.

The second building (one story) will contain 24 "skilled nursing units" with 24 beds along with ancillary facilities similar to those in the first building, as well as a 2,800 sq ft physical therapy unit and 17 surface parking spaces.

The two buildings will total approximately 112,000 sq. ft of floor area.

The proposed project is located at 19600 W. Prairie Street, Northridge, on the south side of Prairie St. It is midway between the senior living facility (with 35 assisted living units and 240 senior apartments) to the west known as “The Village” (which was also developed by SP Heights LLC/Senior Partners Portfolio, LLC) and the Shea Homes condominium complex (with 153 units) to the east known as “The District” which is currently under development. Directly to the south of the proposed project is the 134,515 sq ft Lowe’s store. Across the street on Prairie are what appear to be businesses involved in light industry.

5. Consideration of the application (case no. ZA-2016-3134-2BA-CU) filed by Chick-fil-a for a conditional use permit (CUP) seeking: a) to extend the hours of operation to 5:00 AM to 12 midnight, b) retention of an existing pole sign, and the installation of two menu boards for a drive-thru, c) permission to operate a drive-thru, and d) construction of a trash enclosure, at what is presently a Cocos Bakery restaurant site on Devonshire St. within the NWNC boundaries. **(45 minutes, until 7:30 PM)**

BACKGROUND

Applicant seeks to demolish the present Cocos restaurant to erect a Chick-fil-a with drive-thru windows.

On September 12, 2016 a request was originally made to applicant’s representative for corrections in documents it filed with the Los Angeles City Planning Department. After considerable delay, on November 2, 2016 the representative submitted to the NWNC amended documents and a signed letter authorizing an additional person to act as a representative on behalf of applicant.

In the September 12, 2016 communication to applicant, a request was made for the NWNC to be provided with copies of traffic studies by Overland Traffic Consultants and the City of Los Angeles Department of Traffic relied upon. Those traffic studies were finally provided on November 2, 2016.

An issue was raised that architectural drawings accompanying the CUP application stated that **32 parking spaces** would be required, **yet only 9 spaces** will be provided. It was noted to applicant that immediately to the north of the proposed Chick-fil-a is a Smart & Final market with many shoppers, and to the west a Chase bank.

We should look at the location of the drive-thru windows and the design of the traffic flow pattern for vehicles to access the windows.

These issues should be fully examined during the committee meeting.

3. Adjournment (7:30 PM)