



NORTH HOLLYWOOD WEST NEIGHBORHOOD COUNCIL

Planning & Zoning Committee Minutes

Thursday, June 30, 2011

6:00pm to 8:00 pm

Valley Plaza Branch Library Meeting Room:
12311 Vanowen St., North Hollywood, CA 91605

COMMITTEE MEMBERS

David Hechter
Dario Svidler
Vincent Stamboni

OFFICERS
Jim Kompare
President
Robin Ibrahim
Vice-President
Greg Howie
Secretary
David Hechter
Treasurer

1. Call to Order and Roll Call – Meeting called to order at 6:15 pm. David Hechter & Dario Svidler present; Vince Stamboni arriving shortly thereafter.
2. General Public Comments on non-agenda items (see rules above) - None
3. Review of Zoning Variance application to build a 10,450 sq. ft. garage at 7936 Bellaire Ave., North Hollywood, for storage of commercial and non-commercial vehicles. Case # ZA-2011-1433-ZV & ENV-2011-1434-EAF

Representatives of Darren Azarian, property owner at 7936 Bellaire Ave, appeared at a public meeting of the Planning & Zoning Committee of North Hollywood West Neighborhood Council (NC) on this past Thursday evening to initiate NC support for a variance regarding that property. Representatives included James Crisp, the owner's coordinator for the variance, and an architect of the project. Mr. Azarian himself did not attend the NC Committee meeting.

Mr. Azarian has been constructing a new home on the front of the property and is planning to use the rear of the property to construct a 1 story (21 feet high) 10,450 square foot garage on the 46,170 square foot (T) R1-1 zoned property. Construction of the garage is totally within the requirements of the designated zone; however a variance is required because the property owner plans to use the garage to store a large number of vehicles, some of which are to be used for non-personal use. Among the vehicles that may be stored in the garage are:

1. RV#1 70' long (14' tall)
2. RV#2 46" long (14' tall)
3. 1963 Ford F100.
4. 1969 Chevrolet Camaro
5. 2010 Mercedes GL450
6. 2009 Ford F450
7. 2010 John Deere Tractor and (110) square feet of attachments
8. (4) Quad motorcycles
9. (2) ATV motorcycles
10. (6) Dirt motorcycles greater than (400cc)
11. (8) Dirt motorcycles less than (400cc)
12. (2) Rhino motorcycles.
13. (3) 20' long motorcycle trailers
14. Car trailer.
15. (8) Harley Davidson motorcycles

The owner is also the proprietor of International Engineering Services, Inc., a family owned business located in Sunland that installs operates and maintains remediation systems for the environmental industry. A number of the vehicles that may be stored in the garage are used in his business, and hence the necessity for the variance. The family will be living on the property.

Mr. Crisp introduced the project and described the plans in some detail. He had indicated that the owner had previously informally distributed a flyer to the 13 adjacent property residents describing his plans and asking if they had any difficulties or concerns. He had received only 3 responses back and all three indicated that they had no concerns. Subsequent to that they planned on going forward with the construction of the garage for the uses indicated.

11 speaker cards were filled out to comment on the project. None of the speakers expressed support for the project in their neighborhood, with at least 9 of the 11 expressing opinions directed against the project. Their objections fell into the following general categories:

- 1 - Objections to any commercial or non-residential property uses in the slowly recovering residential zone
- 2 - Unsightliness of the large edifice and its negative impact on property values and salability of nearby properties.
- 3 - Concerns about increased traffic issues and associated public safety impact given the nearby parks, children's play areas, and schools in the area.

Mr. Azarian's representatives indicated that they expected that some of the neighbors would have objections relative to the number 1 item above (hence the need for the variance). On the number 3 item, Mr. Crisp offered that access to/from the garage would only be from the Strathern side of the property and they would consider posting a "Right Turn Only" sign at that exit of the property to divert the traffic away from the children's play area west of the property and to mitigate thru-traffic interference on Strathern possibly caused by large vehicles trying to make a sharp left turn into traffic. Regarding the number 2 item, it was stated that with the exception of non-R1 uses of the garage that are being addressed by the variance, all other aspects of the garage are legally within the existing (T) R1-1 zoning and there was no legal need to address this concern. When asked what the owner would do if the variance was not granted, Mr. Crisp stated that they would likely proceed with construction of the garage since there were no zoning restrictions that would prevent the construction.

Other public comments addressed concerns of commercial operations at all hours and large trucks coming and going. The chair repeated the information in the application regarding vehicle size allowed and hours of operation (not before 7 am or after 7 pm). Mr. Crisp also stated that the vehicles that would be stored are often off-site for weeks to months at a time and reiterated that the application calls for NO vehicle or equipment servicing at the site.

No decision was made at the meeting whether or not to recommend support of the proposed Variance relative to the intended use of the garage. The committee will be presenting the Variance issue to the NoHoWest Neighborhood Council at their July meeting in determining a position to take on this issue.

4. Review application to modify existing Conditional Use Permit for the sale of Beer & Wine at Fresh & Easy Market (former King Seafood Market) at 12811 Sherman Way, North Hollywood, from the hours of 9 am – 9 pm to the hours of 6 am to midnight. Case # ZA-2011-915-CUB & ENV-2011-916-CE

There will be a new Fresh & Easy Market going in at 12811 Sherman Way, the former site of the large and smelly King Seafood Market. They will be taking over the existing license for the sale of beer and wine that belonged to King Seafood, dating from 2003, ZA-2003-5403-CUB. This existing CUB has the following restrictions (in part):

- 1 - no on-site consumption
- 2 - selling only between 9am - 9pm
- 3 - single container beer sale prohibited
- 4 - sale of fortified beer or wine prohibited
- 5 - wine bottles to be 750ml or larger
- 6 - no discount alcohol sales

The new store is likely planning to operate 8am - 10am and would like to be able to sell liquor during their regular operating hours. This has required that they try to get condition #2 above modified. They are asking for a 6am - midnight modification, in case they wish to expand their operating hours in the future and to preclude the need to apply for another new CUB in 1 ½ yrs when the current CUB expires, as they would need to modify now anyway to match current operating hours of 8am – 10pm.

There was a healthy discussion between community stakeholders in attendance, members of the Committee and the representatives of Fresh & Easy. Some concerns were: parking; loitering; need to sell later than the existing CUB allows; promotion of drinking. The applicant represented that their application addressed security concerns, upgrading the parking lot, non-frontage display of alcohol and no alcohol promotions. As a convenience to their customers and for ease of operations, they would like the sales hours to correspond with the hours of operation. No decision was made at the meeting whether or not to recommend support of the proposed as letter from SLO Carol Sawamura was read into the record asking that the committee delay action until she could report on issues in the area (if any). The chair will wait for the report from the SLO and request the matter be placed on the agenda for July meeting of the NoHoWest Neighborhood Council. The hearing on this issue by City Planning Zoning Administrator is scheduled for the 19th of July in Van Nuys at the Braude Center.

5. Discussion of motion in City Council allowing non-profits to obtain a permit by-right for farmers markets in the R (residential) zone only without the need for a Zoning Administrator hearing, or other discretionary action. Council File 10-1832 (Wesson, Koretz) -TABLED
6. Committee member comments on non-agenda items - NONE
7. Adjournment – Unanimous motion to adjourn at 8pm.

APPROVED 10/20/11 (as corrected)