



MISSION HILLS
Neighborhood Council

11 July 2012

Los Angeles City Planning Department
Expedited Processing Section
Attn: Sarah Hounsell
Marvin Braude Bldg.
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91401
Attn: Sarah Hounsell, Hearing Officer

Re: Case No. APCNV-2012-770-ZC-CU-ZV
Hearing Date: 17 July 2012
Community Plan: Mission Hills, Panorama City, North Hills
Council Office: Council District 7
Neighborhood Council: Mission Hills Neighborhood Council

Ms. Hounsell:

Under the authority of Executive Decision, on behalf of the Mission Hills Neighborhood Council Board of Governors, the Mission Hills Neighborhood Council President Brad Klimovitch has made the following determination regarding the above referenced case and respectfully submits as follows:

Subject to conditions stated below, the MHNC shall*

Support Requested Action, **Item 1** per attached Notice: Zone Change
Support Requested Action, **Item 2** per attached Notice: Conditional Use
Support Requested Action, **Item 3** per attached Notice: Conditional Use
Support Requested Action, **Item 4** per attached Notice: Zone Variance
Support Requested Action, **Item 5** per attached Notice: Adopt Mitigated Negative Declaration

*Patio hours of operation shall comply with the City of Los Angeles Noise Ordinance 111.1 and shall not exceed 8:00 a.m. to 11:00 p.m. Monday through Friday and 10:00 a.m. to 11:00 p.m. Saturday and Sunday.

*Regulating noise shall comply with the City of Los Angeles Noise Ordinance Nos. 144,331 and 161,571, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels. Loud, unnecessary, and unusual noise which disturbs the peace, quiet enjoyment or general welfare of the adjacent residential neighborhood or which causes discomfort or annoyance to any reasonable person shall be prohibited. The authorized use shall be conducted at all times with due regard for the character of the surrounding residential neighborhood, and the right shall be reserved to the Zoning Administrator to impose additional corrective Conditions, if, in the Administrator's opinion, such Conditions are proven necessary for the protection of persons in the adjacent residential neighborhood.

11 July 2012
Los Angeles City Planning Department
Sarah Hounsell
Page two of two

*Provide a sound barrier around the patio area. This could be in the form of a stucco/brick type wall not less than 3-1/2 feet in height with added Plexiglas type panels, wrought iron or trellis type decorative screen on top of wall for an overall height of not less than six feet. Vines or other landscape material added to further help abate ambient noise.

*Provide 'Approval of Plans Review'. Abate

*'Run with the Land' Covenant shall apply.

Thank you for efforts on our behalf.

Mission Hills Neighborhood Council

Brad Klimovitch
President, Board of Governors

cc: Gerald Gubatan, CD7 Planning Deputy
MHNC Board of Governors

Enclosure as stated

BK/pg

