



CITY OF LOS ANGELES

MISSION HILLS NEIGHBORHOOD COUNCIL

11121 SEPULVEDA BOULEVARD – MISSION HILLS, CALIFORNIA – 913

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MISSION HILLS
Neighborhood Council



Zoning & Land Use COMMITTEE MEETING

Monday, 18 June 2012

6:00 p.m. – 7:00 p.m.

Mission Area Community Police Station

Timothy M. Falco Community Room

11121 Sepulveda Boulevard, Mission Hills, CA 91345

Additional Parking on North side of Station in Facey Parking Lot

The Mission Hills Neighborhood Council meeting agendas are posted for review at the following locations:
San Jose Elementary School, 14928 Clymer Street; Laborer's Local 300, 14800 Devonshire Street;
Pinnacle Estate Properties, 10328 Sepulveda Boulevard; MailFax & USA, 11100-8 Sepulveda Boulevard;
Arco Gas Station: 11244 Laurel Canyon Boulevard

AGENDA

6:00 P.M. - Call to Order and Introductions
Briefing by David Guzman and Brad Klimovitch

New Business: (Public comments germane to the business of the committee agenda are requested and appreciated during discussion of items)

- 1. Discussion and presentation by Representative of In -N-Out Burgers re Review and discussion of Dept. of City Planning Case No. APCNV-2012-770-ZC-CU-ZV**

Project Location: 11455 N. Laurel Canyon Boulevard, Mission Hills

Applicant: Kim Kennedy; In-N-Out Burgers

Applicant Representative, Vasanth Okuma, Greenberg Farrow

Proposed Project: Demolition of existing structures and the construction of a new one-story, 35 feet in height, 3,654 square-foot drive-thru, fast food restaurant with 77 patron seating capacity inside and 68 patron seating capacity on an outdoor patio. Hours of operation from 10:30 a.m. to 1:00 a.m. Monday thru Friday and 10:30 a.m. to 1:30 a.m. Friday and Saturday. Total of 50 parking spaces. Requesting a Conditional Use Permit for construction of a drive-thru, fast food restaurant located across the street from residential zoned properties; and to allow a commercial corner development with: (a) less than 50 % transparent window of the ground floor exterior walls and doors that front adjacent streets; and (b) 42-foot pole sign; and (c) truck deliveries between the hours of 8:00 p.m. and 7:00 a.m. Monday through Sunday; and to permit business operating hours of 6:00 a.m. to 1:30 a.m. daily. Requesting a Zone Variance to permit the placement of a 42-foot in height pole sign located within 2,000 feet of a freeway that may be viewed primarily from the main traveled roadway of a freeway or an on/off ramp. Requesting Mitigated Negative Declaration for the proposed project.

Old Business: (Public comments germane to the business of the committee agenda are requested and appreciated during discussion of items)

N/A

Public Comments: Comments on non agenda items germane to the business of the committee, including recommendation regarding future agenda items.

Adjournment

Next Meeting:

Translators, sign language interpreters, assistive listening devices, or other auxiliary aids and/or services for the hard-of-hearing are available upon request at least three (3) business days (72 hours) prior to the scheduled meeting you wish to attend by contacting the Neighborhood Council Project Coordinator, Amelia Herrera-Robles, at 213-978-12551 or e-mail to amelia.herrera-robles@lacity.org. Grievance Process explained in MHNC Bylaws available at all MHNC meetings.