

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JULY 22, 2004, 8:30 A.M.
MARVIN BRAUDE SAN FERNANDO VALLEY CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR MEETING ROOM
VAN NUYS, CALIFORNIA, 91401**

Mabel Chang, Vice President
Joy P. Atkinson, Commissioner
David L. Burg, Commissioner
Ernesto Cardenas, Commissioner
Dorene Dominguez, Commissioner
Mitchell B. Menzer, Commissioner
Bradley H. Mindlin, Commissioner
Thomas E. Schiff, Commissioner
VACANT, Commissioner

Con Howe, Director
Frank Eberhard, Deputy Director
Gordon Hamilton, Deputy Director
Bob Sutton, Deputy Director

Gabriele Williams, Commission Executive Assistant, (213) 978-1247; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NO: 4 and 9.

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 of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT STAFF.**

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, 90012, prior to the meeting at which the item is to be heard in order to meet the mailing deadline. Note: Materials received after the mailing deadline will be placed in the official case file.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch. TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

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.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/dept/PLN/meetings/cpcagenda.htm>.

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 agenda item here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision became final.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. **DIRECTOR'S REPORT**

- A. Council actions and schedule.
- B. Other items of interest.

2. **COMMISSION BUSINESS**

- A. Advance Calendar.
- B. Commission Requests.

- C. **CPC-99-0218-DA** **Council District: 12**
CEQA: EIR 98-0227 **Location: 24000 Roscoe Boulevard**
Plan: Chatsworth-Porter Ranch &
Canoga Park-Winnetka-Woodland
Hills-West Hills

INFORMATION ONLY

ANNUAL REVIEW, of Dayton Canyon Development Agreement, for the period of May 2001 through April 2004.

STAFF RECOMMENDS RECEIVE AND FILE.
Haideh Aghassi, (213) 978-1220.

- D. **CPC-94-0166-DA** **Council District: 13**
CEQA: CE 95-0641-DA **Location: 5800 Sunset Boulevard**
Plan: Hollywood

ANNUAL REVIEW, of Tribune California Properties, Inc., (KTLA) Development Agreement, for the period of February 2003 through February 2004.

STAFF RECOMMENDS APPROVAL OF STAFF RECOMMENDATION.
Rony E. Giron, (213) 978-1221.

3. PUBLIC COMMENT PERIOD

The Commission shall provide an opportunity in open meetings for the public to address it, 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 MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-PUBLIC HEARING ITEMS AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

Individual testimony within the public comment period shall be limited as follows:

- (a) For non-agendized matters, up to three (3) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to two (2) minutes per person and up to ten (10) minutes per subject. PUBLIC COMMENT FOR THESE ITEMS WILL BE DEFERRED UNTIL SUCH TIME AS EACH ITEM IS CALLED FOR CONSIDERATION. The Chair of the Commission may allocate the number of speakers per subject, the time allotted each subject, and the time allotted each speaker.

4. DIR-2003-8268-PUB-1A

CEQA: ENV 2003-8269-CE

Plan: Sylmar

Expiration Date: 08-27-04

Council District: 7

Location: 13691 N. Gavina Avenue

Appeal Status: Not further appealable

PUBLIC HEARING

APPEAL, of a Director's Determination for approval of Alternative Compliance Measures for a Public Benefit Project, pursuant to Section 14.00 B, of the Municipal Code, to permit the continued use and maintenance of an existing mobile home park.

STAFF RECOMMENDS DENY THE APPEAL.

Jim Tokunaga, (213) 978-1174

APPLICANT: MHC Santiago Estates Limited Partnership

APPELLANT: Mountain Glen II Condominium Homeowners Association

5. **CPC-2004-2461-PUB-ZV-SPE**
CEQA: C.F. 02-1988 (Negative Declaration)
Plan: Granada Hills-Knollwood
Expiration Date: 07-24-04

Council District: 12
Location: 10124 Balboa Boulevard
Appeal Status: Appealable to City Council

Public Hearing completed on June 4, 2004.

ALTERNATIVE COMPLIANCE APPROVAL, for a Public Benefit Project, a fire station, with alternatives from the performance standards of Section 14.00 A 3: a) to permit an approximate 41-foot 6-inches high building; a 0-foot wide landscape buffer at the north property line, a 0-foot to approximately 6-foot, 8-inch variable width landscape buffer at the south property line, and an approximately 7-foot, 10-inch to 15-foot variable width landscape buffer at the west property line; and a public benefit project for an interior parcel location; and

VARIANCE, from Section 12.21 A6(d)(4) to permit surface parking spaces within 15-feet of the lot line along Balboa Boulevard without providing a required minimum 3-foot high enclosing wall; and

SPECIFIC PLAN EXCEPTION, from the following provisions of the Granada Hills Specific Plan (Ordinance No. 167,555): a) to permit a handicap parking stall along the Balboa Boulevard frontage and less than the required minimum 15-foot deep landscaped setback along all property lines that adjoin public streets; b) to permit approximately 35 percent vegetation coverage in the required setback along the front and rear property lines; c) to permit the project to provide street trees to the satisfaction of the Street Tree Division of the Bureau of Street Services; and, d) to permit off-street parking compliance with the Municipal Code requirement of one space for each 500 sq. ft. of floor area, for the proposed construction, use and maintenance of a new Fire and Paramedic Station No. 87, including the acquisition of property, demolition of an existing commercial building and the construction, use, and maintenance of an approximately 5,251 sq. ft. apparatus storage building.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Madhu Kumar, (818) 374-5062

6. **CPC-2003-9220-GPA-ZC-MPR**
CEQA: ENV 2003-8956-MND
Plan: Sylmar
Expiration Date: 04-12-05

Council District: 7
Location: 16325 Silver Oaks Drive
Appeal Status: Appealable to City Council, if disapproved.

LIMITED PUBLIC HEARING

ZONE CHANGE/GENERAL PLAN AMENDMENT, from [Q] A1-1, [Q] A2-1, A2-1, and [T][Q] M1-1/Minimum and Limited Manufacturing to RD3-1, R3-1/Low Medium I Residential and Medium Residential and various General Plan Amendments and Zone Changes to 23 Subareas located within an area bounded to the north by undeveloped land and the Los Angeles City and County boundary; to the west by the Metropolitan Water District Aqueduct and undeveloped lands; to the south by existing industrial and commercial uses; and to the west by the Saddle Tree Ranch single family residential development. The proposed project consists of the construction, use and maintenance of approximately 550 residential condominium units and 230 apartments units for a total of approximately 780 dwelling units. *(Note: A separate case has been filed (Tentative Tract No. 60913) for subdivision purposes which will require a separate public hearing before the Advisory Agency. A separate application for Site Plan Review will be filed at a later date).*

APPLICANT: Cascades Park Properties, LLC

STAFF RECOMMENDS APPROVAL OF THE REQUESTED ZONE CHANGES AND GENERAL PLAN AMENDMENTS.
Robert Z. Duenas, (818) 374-5036.

7. **CPC-2003-10-CDO**
CEQA: ENV 2003-11-ND
Plan: Arleta-Pacoima
Expiration Date: NA

Council Districts: 6 and 7
Location: Various
Appeal Status: NA

Public Hearing completed on June 15, 2004.

PROPOSED PACOIMA STREETSCAPE PLAN, to provide guidelines and standards for both public and private improvement projects within the public right-of-way. This plan covers all public right-of-ways along Van Nuys Boulevard between the I-5 Golden State Freeway on the south to Foothill Boulevard on the north, and along San Fernando Road between Paxton and Osborne Streets.

APPLICANT: City of Los Angeles

STAFF RECOMMENDS APPROVAL.
Madhu Kumar, (818) 374-5062

8. **CPC-2001-1330-CDO** **Council Districts:** 6 and 7
CEQA: ENV-1996-0266-ND **Location:** Various
Plan: Mission Hills-Panorama City-North **Appeal Status:** NA
Hills
Expiration Date: NA

Public Hearing completed on June 8, 2004

PROPOSED PANORAMA CITY STREETSCAPE PLAN, to provide design guidelines and standards for both public and private improvement projects within the public right-of-way. This plan covers all public right-of-ways along Van Nuys Boulevard between the MetroLink/AMTRAK station on the south and Parthenia Street on the north.

APPLICANT: City of Los Angeles

STAFF RECOMMENDS APPROVAL.
Madhu Kumar, (818) 374-5062

9. **CPC-2004-3334-CA** **Council Districts:** ALL
CEQA: ENV-2004-2691-CE **Location:** Citywide
Plan: Citywide **Appeal Status:** NA
Expiration Date: NA

PUBLIC HEARING

PROPOSED ORDINANCE, amending various sections of the Los Angeles Municipal Code, to permit for-sale detached town home development in commercial and multi family residential zones.

APPLICANT: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE.
Jane Blumenfeld, (213) 978-1372.

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m.** on Thursday, **AUGUST 12, 2004**
at 200 North Spring Street, Room 1010, City Hall,
Los Angeles, California

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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. 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 three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1247.