

CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 23, 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

CORRECTED AGENDA

Mabel Chang, President
David L. Burg, Vice President
Joy P. Atkinson, Commissioner
Ernesto Cardenas, Commissioner
Michael Mahdesian, 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 NOS: 10 and 11.

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.

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. **CPC-2004-2440-CU** **Council District: 5**
CEQA: ENV 2004-2441-MND **Location:** 14479 Greenleaf Street
Plan: Sherman Oaks-Studio City-Toluca **Appeal Status:** Appealable to Council
Lake
Expiration Date: 9-25-04

Public Hearing completed August 13, 2004

The applicant has requested to withdraw their entire application.

CONDITIONAL USE, to permit the conversion of an existing single family dwelling to a child care facility and preschool, with 3 classrooms, to accommodate a maximum of 20 children, grades preschool through kindergarten, with hours of operation from 7:30 a.m. to 6:00 p.m., Monday through Friday. The child care facility will be operated in conjunction with the existing temple and private school.

STAFF RECOMMENDS DENY WITHOUT PREJUDICE.
Lynda J. Smith, (213) 978-1170.

APPLICANT: Temple B'nai Hayim, Howard Levine

5. **CPC-2004-2034-CU** **Council District: 3**
CEQA: ENV 2004-2035-MND **Location:** 20550 W. Roscoe Blvd.
Plan: Canoga Park-West Hills-Winnetka- **Appeal Status:** Appealable to Council
Woodland Hills
Expiration Date: 9-27-04

Public Hearing completed August 20, 2004.

CONDITIONAL USE, to increase enrollment for an existing childcare center/preschool located on the premises of an existing church, from 48 children to a maximum of 88 children, with 4 classrooms which will accommodate preschool through Kindergarten (2 to 6 years old) with hours of operation from 7:00 a.m. to 6:00 p.m., Monday thru Friday, with 100 parking spaces. No new construction is proposed.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Lynda J. Smith, (213) 978-1170.

APPLICANT: Dayani Nawagamuwa, Little Wonders Montessori

6. **CPC-2003-9144-ZC/GPA** **Council District: 6**
CEQA: ENV-2003-4325-MND **Location:** 9040-9080 Laurel Canyon Blvd.
Plan: Sun Valley-La Tuna Canyon **Appeal Status:** Appealable to Council, if
Expiration Date: 11-14-04 disapproved.

Public Hearing completed on July 9, 2004.

ZONE CHANGE/GENERAL PLAN AMENDMENT, from [T][Q]RD2-1/Low Medium II density Residential to [T][Q]C2-1/Neighborhood Commercial; and

SITE PLAN REVIEW findings for projects which result in an increase of 50 or more dwelling units, for the proposed construction, use and maintenance of a 60-unit affordable apartment complex for senior citizens; two and three stories, approx. 20 ft to 34 ft, 5 inches in height. Twenty-seven surface parking spaces are proposed for residents on a 54,885 sq. ft. lot.

STAFF RECOMMENDS APPROVAL OF [T][Q]C2-1/NEIGHBORHOOD COMMERCIAL SUBJECT TO CONDITIONS AND APPROVAL OF THE SITE PLAN REVIEW FINDINGS.

Robert Z. Duenas, (818) 374-5036.

Applicant: Yoshiyuki Bill Watanabe

7. **CPC-2003-8909-ZC/GPA** **Council Districts: 7**
CEQA: ENV 2002-6321-MND **Location:** 13485 Herrick Avenue
Plan: Sylmar **Appeal Status:** Appealable to Council, if
Expiration Date: 11-14-04 disapproved.

Public Hearing completed July 9, 2004.

ZONE CHANGE/GENERAL PLAN AMENDMENT, from RA-1-K/Very Low I density Residential to RE9-1-K and RS-1-K/Low density Residential, for the proposed demolition of one single-family dwelling, 2 sheds and 2 corrals and the proposed construction, use and maintenance of 44, two-story, maximum 35 feet in height, single family detached homes, with a minimum of 88 parking spaces located on 13 acres. *(Note, an additional application has been filed (Tentative Tract No. 54133) for subdivision purposes, which will require a separate public hearing before the Advisory Agency).*

STAFF RECOMMENDS APPROVAL OF (T)(Q)RE9-1-K/LOW DENSITY RESIDENTIAL FOR AREAS "A" AND "B; AND APPROVAL OF THE ZONE CHANGE TO (T)(Q)RA-1-K

FOR AREA "C."

Robert Z. Duenas, (818) 374-5036.

APPLICANT: Daryl Sequeira

8. **CPC-2003-8809-ZC/CU**

CEQA: ENV 2003-8367-MND

Plan: Sherman Oaks-Studio City-Toluca
Lake-Cahuenga Pass

Expiration Date: 10-06-04

Council Districts: 2

Location: 4200 N. Radford Avenue

Appeal Status: Zone Change is appealable to Council, if disapproved; Conditional Use is appealable to Council.

Public Hearing completed August 27, 2004.

ZONE CHANGE, from [Q]MR2-1L to [Q]MR2-1L to revise [Q] Qualified Conditions of the existing zone to permit the proposed project; and

CONDITIONAL USE, to permit the a wireless telecommunications facility, for the proposed construction, use and maintenance of a 162,000 sq. ft., 60 feet in height office building/broadcast studio to accommodate a maximum of 518 employees and a 610-space parking garage, as additions to the existing facility for a total floor area of 279,250 sq. ft. and 3,027 parking spaces; and installation of a telecommunications facility which includes 23 ground-level satellite receiving dishes, 14.7 feet in diameter, and approx. 16 roof-mounted radio frequency transmitter/receiver antenna dishes, 8-feet in diameter, on 11.5 net acres of land. Vehicular and pedestrian access to the proposed building and parking garage will be through one of the three existing guarded entrances and via existing on-site internal roadways.

STAFF RECOMMENDS APPROVAL OF [T][Q]MR2-1L, AND APPROVAL OF THE CONDITIONAL USE, SUBJECT TO CONDITIONS.

Robert Z. Duenas, (818) 374-5036.

APPLICANT: Michael Klausman, Radford Studio Center, Inc., a California Corporation

9. **CPC-2002-1263-CDO/ZC/MSC**

CEQA: ENV 2002-1264-ND

Plan: Reseda-West Van Nuys

Expiration Date: N/A

Council Districts: 3

Location: Various

Appeal Status: N/A

Public Hearing completed January 14, 2004

ESTABLISHMENT OF, the Reseda Central Business District (CBD) Community Design Overlay District (CDO) Design Guidelines and Standards, Reseda CBD Streetscape Plan and Zone Changes to effect Permanent [Q] Qualified Conditions, and repeal of the Reseda CBD Specific Plan, for an area bounded by Sherman Way, west of Wilbur Avenue and east of Lindley Avenue and along Reseda Boulevard between Kittridge Street and Saticoy Street.

STAFF RECOMMENDS APPROVAL.
Linn K. Wyatt, (818) 374-5072

APPLICANT: City of Los Angeles

10. CPC-2004-4516-ICO

CEQA: ENV-2004-4517-CE
Plan: Granada Hills-Knollwood
Expiration Date: N/A

Council Districts: 12

Location: Various

Appeal Status: N/A

PUBLIC HEARING

PROPOSED INTERIM CONTROL ORDINANCE (ICO), to temporarily prohibit the issuance of building permits for residential uses within the "Old Granada Hills" area in the Granada Hills-Knollwood Community Plan area, for all residentially zone properties bounded by San Fernando Mission Road on the north, San Jose on the south, Zelzah Avenue on the west, and Amestoy Avenue on the east, with the exception of the corridor along Chatsworth Street from Zelzah on the west to Amestoy on the east, from the alleys that run parallel to Chatsworth on both the north and south.

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE.
Madhu Kumar, (818) 374-5062.

Linn K. Wyatt, (818) 374-5072

APPLICANT: City of Los Angeles

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m.** on Thursday, **OCTOBER 14, 2004**
at 200 North Spring Street, Room 1010, City Hall,
Los Angeles, California

An Equal Employment Opportunity/Affirmative Action employer

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.