

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, OCTOBER 14, 2004, 8:30 A.M.
ROOM 340 - COUNCIL CHAMBERS - CITY HALL
200 NORTH SPRING STREET
LOS ANGELES, CALIFORNIA**

Mabel Chang, President
David Burg, Vice President
Joy Atkinson, Commissioner
Ernesto Cardenas, Commissioner
Mary George, Commissioner
Michael M. Mahdesian, Commissioner
Mitchell B. Menzer, Commissioner
Bradley H. Mindlin, Commissioner
Thomas E. Schiff, 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 ITEMS: No. 6:

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.

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/cpcagnda.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. Report on Department's employment diversity and community outreach plan.
- B. Briefing on Expediting Processing Unit.
- C. Council actions and schedule.
- D. 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 five (5) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to three (3) 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 NO.2004-1841-CU-SPP**
CEQA: ENV-2004-1842-MND
Plan: Wilshire

Council District: 13
Location: 221 N. Westmoreland Ave.
Appeal Status: Appealable to City Council
Expiration Date: 10-14-04

Public Hearing completed on August 20, 2004.

CONDITIONAL USE, to permit a public charter high school in the M1-1 zone, and

PROJECT PERMIT COMPLIANCE, with the Vermont/Western Transmit Oriented District Specific Plan, for the proposed change of use of an existing 48,500 sq. ft. building to a one-story public charter high school, with a maximum of 480 students, plus a mezzanine, (20 feet in height), including 23 classrooms, labs, and a multi purpose room and 54 at-grade parking spaces. The proposed school will serve grades 9 through 12 and will operate 7 a.m. to 6 p.m. Monday through Friday with occasional evening and weekend activities.

Applicant: Jerome R. Porath, Value Schools

CASE REMANDED TO CENTRAL AREA PLANNING COMMISSION.
Jim Tokunaga, (213) 978-1174.

5. **CPC NO. 2004-1906-ZC-GPA-CU**
CEQA: ENV-2004-906-MND
Plan: Wilshire

Council District: 4
Location: 111 The Grove Drive
Appeal Status: Appealable to City Council
Expiration Date: 12-13-04

Public Hearing completed on August 20, 2004.

ZONE CHANGE/GENERAL PLAN AMENDMENT, from C1.5-2D-O/Limited Commercial to C2-2D-O/Community Commercial; and

CONDITIONAL USE, for a storage building for household goods in a portion of the requested C2 zone; and

SITE PLAN REVIEW findings, for projects which result in an increase of 50 or more dwelling units, for the proposed construction of a 139,200 square foot self-storage facility and public parking structure with 353 parking spaces (46 spaces required for the self-storage and 4 levels above for parking, located between the existing parking structure for The Grove shopping center to the south and west of the proposed project site and an existing storage facility for CBS studios to the north.

Applicant: A. F. Gilmore Company

STAFF RECOMMENDS APPROVAL of (T)C2-2D-O/COMMUNITY COMMERCIAL; AND APPROVAL OF THE CONDITIONAL USE, SUBJECT TO CONDITIONS AND APPROVAL OF THE SITE PLAN REVIEW FINDINGS.
Jim Tokunaga, (213) 978-1174.

6. **CPC NO. 2004-2395-ICO** **Council District:** 10
 CEQA: ENV-2004-2411-CE **Location:** Various
 Plan: West Adams-Baldwin Hills- **Appeal Status:** N/A
 Leimert-South Los Angeles- **Expiration Date:** N/A
 Wilshire

PUBLIC HEARING

PROPOSED INTERIM ORDINANCE (ICO), to temporarily prohibit the issuance of all permits including, but not limited to, grading, building, foundation, and use permits related to: automobile uses, recycling material processing and sorting facilities, junk yards, and similar uses involving open storage, processing, sales and repair of materials or equipment, including used materials and equipment, change of use, erection, construction, demolition, removal, exterior addition, or alteration to a building or structure used for such purposes and located in whole or in part within commercial and industrial zoned properties roughly bounded by Pico Blvd. to the north, Western Ave. to the east, Jefferson Blvd. to the south and La Cienega Blvd. and Fairfax Ave. to the west.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE.
Dave Gay, (213) 978-1181

AFTER 9:45 A.M.

7. **CPC NO. 2001-3472-VCU-SPR** **Council District:** 5
 CEQA: ENV-2001-3473-EIR **Location:** 474, 638 and 700 North Faring
 Plan: Bel Air-Beverly Crest Road
 Appeal Status: Appealable to City Council
 Expiration Date: 10/16/04

Public Hearing completed on August 30, 2004.

VESTING CONDITIONAL USE, to modernize facilities of an existing 10.7 acre private middle school on two adjacent properties consisting of approx. 4 acres in the RE40-1 zone; and

MODIFICATION, of the area and height regulations to: a, permit landscaping, hedges and fence/walls at the property lines to exceed 8 feet in height in lieu of the maximum 8 feet permitted; b, to allow the surface parking area, the parking facility (on- and below-grade) and the security kiosk within the front-yard setback area along North Faring Road in lieu of the minimum 25 feet and 10 feet required; and, c, to allow some building heights up to a maximum of 72.5 feet in lieu of the maximum 45 feet permitted in Height District No. 1; and

SITE PLAN REVIEW FINDINGS, for projects which result in an increase of 50,000 sq. ft. or more of non-residential floor area, for the proposed demolition of approx. 87,550 sq. ft. of existing buildings and structures, and the proposed construction of 172,550 sq. ft. of new building floor area for a private middle school, with a maximum of 750 students, resulting in a total net increase of 85,000 sq. ft. of floor area. The school will serve grades 7 through 9, with hours of operation between 6:30 a.m. to 8:00 p.m., with occasional evening and weekend activities throughout the academic year.

Applicant: Harvard-Westlake School, John Amato

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Jon Foreman, (213) 978-1171

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, October 28, 2004,**
at the ***Marvin Braude San Fernando Valley Constituent Service Center,***
6262 Van Nuys Boulevard, First Floor Meeting Room ,
Van Nuys, CA 91401

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. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1247.