

CITY PLANNING COMMISSION
REGULAR MEETING

THURSDAY, **NOVEMBER 18, 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, President
David L. Burg, Vice President
Joy P. Atkinson, Commissioner
Ernesto Cardenas, Commissioner
Mary George, Commissioner
Michael Mahdesian, 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: 5 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 agendized 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/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 agendized 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-2004-4147-ZC** **Council District: 2**
CEQA: ENV 2003-6442-MND-REC **Location:** 8612, 8614 AND 8616 Glenoaks Blvd.
Plan: Sun Valley-La Tuna Canyon **Appeal Status:** Appealable by applicant if disapproved.
Expiration Date: 11/21/04

Public Hearing completed on October 8, 2004.

ZONE CHANGE, from R1-1VL (Single Family Residential Zone) to R3-1VL (Multiple Dwelling Zone), for the proposed construction, use and maintenance of a 66-unit apartment building, 3 stories, maximum 45 feet in height, with 111 subterranean parking spaces, on a 43,315 square foot lot.

STAFF RECOMMENDS APPROVAL OF (T)(Q)R3-1VL.
Lynda J. Smith, (213) 978-1170.

APPLICANT: Paul Keller, Glenoaks Apartments, LLC

5. **TENTATIVE TRACT MAP NO. 61514-1A** **Council District: 7**
CEQA: ENV 2004-4748-MND **Location:** 13461-13559 Foothill Blvd.
Plan: Sylmar **Appeal Status:** Appealable to Council
Expiration Date: 11-28-04

PUBLIC HEARING

APPEAL from the decision by the Advisory Agency in approving a one-lot subdivision containing 92 detached condominiums with 184 resident parking spaces and 47 guest parking spaces.

STAFF RECOMMENDS DENY THE APPEAL.
Simon Pastucha, (213) 978-1445

APPLICANT: MWH Foothill 90, L.P.
APPELLANT: Leslie Thorne

Note: The Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.

6. **CPC-2004-262-GPA/ZC** **Council District: 7**
CEQA: ENV-2004-265 MND **Location:** 14930 W. Plummer Street and
Plan: Mission Hills-Panorama City-North ADD AREA
Hills **Appeal Status:** Appealable by applicant, if
Expiration Date: 02-06-05 disapproved.

Public Hearing completed on September 9, 2004.

GENERAL PLAN AMENDMENT, from Low Residential to Low Medium I density Residential for the subject site and the Add Area which includes the lot to the west on the corner of Plummer Street and Lemona Avenue and the five lots to the south fronting on Lemona Ave; and

ZONE CHANGE, from RA-1 (Suburban Zone) to [T][Q] RD3-1 (Restricted density Multiple Dwelling Zone), for 14930 W. Plummer Street only, for the proposed demolition of 3 single family dwellings and the proposed construction, use and maintenance of 32 detached residential condominiums, 2-stories, approx. 23 feet in height, with a total of 85 parking spaces, on a 102,060 sq. ft. lot. No project is proposed for the ADD AREA.

Note: Additional applications (Tentative Tract Map No. 60715 and ZA-2004-4195-F) involving this property have been filed for subdivision and variance purposes, which will require a separate public hearing before the Advisory Agency.

STAFF RECOMMENDS APPROVAL OF THE PLAN AMENDMENT TO LOW MEDIUM 1 DENSITY RESIDENTIAL AND THE ZONE CHANGE TO (T)(Q)RD3-1, FOR 14930 W. PLUMMER STREET.

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

Applicant: Jim Brewer, Spiegel Development, Inc.

7. **CPC-2003-8778-ZC/GPA** **Council District: 7**
CEQA: ENV-2003-8779-MND **Location:** 13251 Dronfield Avenue and Add
Plan: Sylmar Area
Expiration Date: 02-06-05 **Appeal Status:** Appealable by applicant, if
disapproved.

Public Hearing completed on September 3, 2004.

13251 Dronfield Avenue and Add Area (consisting of 6 lots southeast of the subject property):

GENERAL PLAN AMENDMENT, from Very Low I density Residential to Low Medium I density Residential; and

13251 Dronfield Avenue:

ZONE CHANGE, from RA-1 (Suburban Zone) to [T][Q]RD3-1 (Restricted density Multiple Family Zone), for the proposed demolition of two single family dwellings and the proposed construction, use and maintenance of 25 detached residential condominiums, 2 stories, approx. 23 feet high, with 50 garage parking spaces for the residents and 24 guest parking spaces for a total of 74 parking spaces, on a 101,479 sq. ft. lot.

Note: Additional applications (Tentative Tract Map No. 60576 and ZA-2004-4291-F) involving this property have been filed for subdivision and variance purposes, which will require a separate public hearing before the Advisory Agency).

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

APPLICANT: Jim Brewer, Spiegel Development, Inc.

8. **CPC-2003-9159-ZC/GPA**

CEQA: ENV 2003-9160-MND
Plan: Sylmar
Expiration Date: 02-06-05

Council Districts: 7

Location: 13396 Hubbard Street
Appeal Status: Appealable by applicant, if disapproved.

Public Hearing completed on September 3, 2004

ZONE CHANGE/GENERAL PLAN AMENDMENT, from Low density Residential/A1-1 to Low Medium I density Residential/[T][Q]RD3-1, for the proposed demolition of a single family dwelling and the proposed construction, use and maintenance of 21 detached residential condominiums, 2 stories, approx. 23 feet high, with 42 garage parking spaces for the residents and 17 guest parking spaces for a total of 59 parking, on a 65,930 sq. ft. lot.

Note: Additional applications (Tentative Tract Map No. 60575 and ZA-2004-4293-F) involving this property have been filed for subdivision and variance purposes, which will require a separate public hearing before the Advisory Agency).

STAFF RECOMMENDS APPROVAL OF LOW MEDIUM I DENSITY
RESIDENTIAL/(T)(Q)RD3-1.
Madhu Kumar, (818) 374-5062.

APPLICANT: Jim Brewer, Spiegel Development, Inc.

9. **CPC-2003-3256-ICO**
CEQA: ENV-2003-3257
Plan: North Hollywood-Valley Village
Expiration Date: N/A

Council Districts: 4
Location: Various
Appeal Status: N/A

PUBLIC HEARING

AMENDMENTS, to Interim Control Ordinance (ICO), No. 175631, to include the express prohibition of issuance of any type of permit/authorization relating to spray painting/coating operations (as permitted under any City agency authority) within the North Hollywood ICO Area, for properties located along Burbank, Cahuenga, Chandler, Lankershim and Magnolia Boulevards, and Tujunga and Vineland Avenues.

STAFF RECOMMENDS APPROVAL OF THE PROPOSED AMENDMENTS.
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, **DECEMBER 9, 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.