

**CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, APRIL 28, 2005, 8:30 A.M.  
MARVIN BRAUDE SAN FERNANDO VALLEY CONSTITUENT SERVICE CENTER  
6262 VAN NUYS BOULEVARD, FIRST FLOOR MEETING ROOM  
VAN NUYS, CALIFORNIA, 91401**

Con Howe,

Director

Frank Eberhard, Deputy Director

Gordon Hamilton, Deputy Director

Bob Sutton, Deputy Director

Mabel Chang, President

David L. Burg, Vice President

Joy P. Atkinson, Commissioner

Ernesto Cardenas, Commissioner

Susan Cline, Commissioner

Mary George, Commissioner

Michael Mahdesian, Commissioner

Bradley H. Mindlin, Commissioner

Thomas E. Schiff, Commissioner

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

**POLICY FOR DESIGNATED PUBLIC HEARING ITEM NO. 10**

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 90<sup>th</sup> day following the date on which the City's decision became final.

**1. DIRECTOR'S REPORT**

- A. Council actions and schedule.
- C. 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-2004-5183-ZC/GPA** **Council District: 6**  
**CEQA:** ENV 2002-2249-MND **Location:** 12010-12022 Runnymede Street  
**Plan:** Sun Valley-La Tuna Canyon **Appeal Status:** Appealable to City Council  
**Expiration Date:** 07-17-05

Public Hearing completed on November 18, 2004.

**ZONE CHANGE/GENERAL PLAN AMENDMENT**, from RD2/Low Medium II density Residential to C2-1/Neighborhood Commercial, for the continued use and maintenance of a 9,100 sq. ft. office, showroom, retail and warehouse (related storage) building, one-story, with 17 parking spaces, on a 23,308 sq. ft. lot. (The use was authorized by a variance from the existing RD2-1 zone under Case No. ZA-2002-2248-ZV).

Applicant: Shalom Rubin, Ariaga, USA

STAFF RECOMMENDS APPROVAL OF (T)(Q)C2-1/NEIGHBORHOOD COMMERCIAL.  
Patricia Diefenderfer, (213) 978-1478.

5. **CPC-2004-4325-ZC/GPA** **Council District: 12**  
**CEQA:** EIR 2003-9394-MND **Location:** 10650 De Soto Avenue and 20840  
**Plan:** Chatsworth-Porter Ranch and 20850 Chatsworth Street  
**Appeal Status:** Appealable to City Council  
**Expiration Date:** 07-17-05

Public Hearing completed on February 25, 2005.

**ZONE CHANGE/GENERAL PLAN AMENDMENT**, from A2-1 and (T) RA-1/Very Low I density Residential to (T)RE11-1/Very Low II density Residential, for the proposed demolition of one single family dwelling and the proposed construction, use and maintenance of five single family dwellings on five proposed lots, on a 66,427 sq. ft. lot. Note: An additional application (Tentative Tract Map No. 61065) has been filed for subdivision and private street purposes which will require a separate action by the Advisory Agency)

Applicant: Victor Sampson

STAFF RECOMMENDS APPROVAL OF (T)(Q)RE11-1/VERY LOW II DENSITY RESIDENTIAL.  
Madhu Kumar, (213) 978-1169.

6. **CPC-2004-4181-ZC/GPA/ZAA** **Council District:** 7  
**CEQA:** ENV-2004-4182-MND **Location:** 8601 Noble Avenue  
**Plan:** Mission Hills-Panorama City-North Hills **Appeal Status:** Appealable to City Council.  
**Expiration Date:** 07-17-05

Public Hearing completed on February 25, 2005.

**ZONE CHANGE/GENERAL PLAN AMENDMENT**, from RA-1/Low density Residential to RD5-1/Low Medium I density Residential, and

**AN ADJUSTMENT**, from Section 12.21 C 2(a) to allow 8 feet of space between buildings in lieu of the minimum 10 feet required, for the proposed demolition of one single family dwelling and the proposed construction, use and maintenance of 6 detached condominium dwellings, 2-stories, 22 feet, 4 inches in height, with 15 parking spaces, including 12 garage parking spaces for the residents, and 3 open guest parking spaces, on a 31,620 sq. ft. lot. Note: An additional application (Tentative Tract Map No. 61682) has been filed for condominium purposes which will require a separate action by the Advisory Agency).

Applicant: Alon Gamliel, L.A. Builders

STAFF RECOMMENDS APPROVAL (T)(Q) RD5-1/LOW MEDIUM I DENSITY RESIDENTIAL AND APPROVAL OF THE ADJUSTMENT SUBJECT TO CONDITIONS.  
Madhu Kumar, (213) 978-1197.

7. **CPC-2004-5039-ZC/GPA/HD** **Council District:** 6  
**CEQA:** ENV-2003-3400-MND **Location:** 12440 Saticoy Street  
**Plan:** Hollywood-Valley Village **Appeal Status:** Appealable to City Council.  
**Expiration Date:** Extended

**CONTINUED FROM 3-24-05**

Public Hearing completed on November 12, 2004.

**ZONE CHANGE/GENERAL PLAN AMENDMENT**, from R1-1, R2-1 and P-1VL/Low Medium I density Residential/ to [Q]M2-1VL/Light Industrial, for the northerly 17.91 acre portion of the subject property; and

**HEIGHT DISTRICT CHANGE**, from Height District 1 (floor area ratio limit of 1.5:1, unlimited height) to Height District 1VL ("Very Limited", floor area limit of 1.5:1, limited to 3 stories or 45 feet in height), for the proposed development of an outdoor storage facility, two 50' x 50' mobile offices, a manager's facility, and storage of recreational vehicles, boats and trailers. Note: No structures are proposed. Three possible development scenarios were provided to the Department of Transportation for traffic analysis as follows: 1) A new 76,480 sq. ft. self-storage building and 10.37 acres of outdoor auto storage; or 2) A new 30,080 sq. ft. self-storage building and 14.5 acres of outdoor storage; or 3) A new 30,080 sq. ft. self storage building and 12.5 acres of outdoor storage. The existing auto storage, processing and auto auction, self storage of recreational vehicles, boats and trailers, with a manager's residence and office will remain. The entire property has 58.3 acres.

Applicant: Stephen Botsford, Laurel Canyon Holdings, LLC

STAFF RECOMMENDS APPROVAL OF(T)(Q)M2-1VL/ LIGHT INDUSTRIAL AND APPROVAL OF HEIGHT DISTRICT 1VL.  
Madhu Kumar, (213) 978-1197.

- |           |                                                                                                                   |                                                                                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>8.</b> | <p><b><u>CPC-2004-6191-CU</u></b><br/><b>CEQA:</b> ENV-2002-1230-EIR<br/><b>Plan:</b> Chatsworth-Porter Ranch</p> | <p><b>Council District:</b> 12<br/><b>Location:</b> 19601 W. Nordhoff Street<br/><b>Appeal Status:</b> Appealable to City Council.<br/><b>Expiration Date:</b> 05-4-05.</p> |
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Public Hearing completed on March 25, 2004.

**CONDITIONAL USE**, to permit a Major Project Development for a large retail store containing more than 100,000 square feet in floor area, in the [T] [Q]C2-1 zone, for the proposed construction, use and maintenance of a 134,563 sq. ft retail home improvement center, with a 31,202 square foot garden center, one-story, maximum 45 feet in height to the top of the pitched roof above the entrance. The predominant height of the building will be between 23 and 27 feet, having 570 parking spaces, on a 1,184 sq. ft. lot.

Applicant: Al Montes, Lowe's

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.  
Robert Z. Duenas, (818) 374-5036.

9. **CPC-2004-3249-ZC/ZAD/SM/SPR**

**CEQA:** ENV-2004-3238-MND

**Plan:** Sylmar

**Council District:** 7

**Location:** 14400, 14400 ½, 14400 1/4, 14488, 14502, 14504, 14470, 14478, 14480, 14482, 14484 and 14486 W. Foothill Blvd.

**Appeal Status:** Appealable to City Council.

**Expiration Date:** 04-28-05

Public Hearing completed on March 11, 2005.

**ZONE CHANGE**, from RA-1 to RD3-1, and

**DETERMINATION**, from Section 12.21 C 1 (g) to allow a 6-foot in height wall in the front yard in lieu of the maximum 3 feet, 6 inches permitted by right; and

**SLIGHT MODIFICATION**, from Section 12.21 C2(a), to allow 8-foot spaces between buildings in lieu of the minimum 10 feet required; and

**SITE PLAN REVIEW** Findings for a project which exceeds 50 residential units, for the proposed demolition of 5 single family dwellings and the proposed construction, use and maintenance of 52 detached residential condominium units, 2 stories, 30 feet in height, with 104 garage parking spaces for the residents and 28 guest parking spaces, for a total of 132 parking spaces, on a 3.6 net acre parcel. Note: A separate application has been filed (Tentative Tract No. 60988) for condominium purposes which will require a separate public hearing by the Advisory Agency).

Applicant: Mark Handel

STAFF RECOMMENDS APPROVAL THE ZONE CHANGE TO (T)(Q) RD3-1; APPROVAL OF THE DETERMINATION AND, APPROVAL OF A SLIGHT MODIFICATION TO ALLOW 8-FOOT SPACES BETWEEN BUILDINGS, SUBJECT TO CONDITIONS.

Lynda J. Smith, (213) 978-1170

10. **VESTING TENTATIVE TRACT 60988-1A** **Council District: 7**  
**CEQA:** ENV-2004-3238-MND **Location:** 14400, 14400 ½, 14400 1/4, 14488,  
**Plan:** Sylmar 14502, 14504, 14470, 14478, 14480, 14482,  
14484 and 14486 W. Foothill Blvd.  
**Appeal Status:** Appealable to City Council.  
**Expiration Date:** N/A

PUBLIC HEARING

AN APPEAL, from the entire decision by the Advisory Agency in approving Tentative Tract No. 60988, for a 52-lot single-family detached condominium subdivision.

Appellant: Anne Barhydt Krall  
Applicant: Mark Handel

STAFF RECOMMENDS DENY THE APPEAL.  
Emily Gabel-Luddy, (213) 978-1327.

***NOTE: The City 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.***

The next regular meeting of the City Planning Commission  
will be held at **8:30 a.m.** on Thursday, May 12, 2005,  
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.\