

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 23, 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
Mabel Chang, President	Frank Eberhard, Deputy Director
David L. Burg, Vice President	Gordon Hamilton, Deputy
	Director
Joy P. Atkinson, Commissioner	Bob Sutton, Deputy
	Director
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 Nos. 4 and 5.

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.
- 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-2005-3594-ICO** **Council District: 3**
CEQA: ENV-2005-3595-CE **Location:** Various
Plan: Canoga Park-Winnetka-Woodland Hills- **Appeal Status:** N/A
West Hills **Expiration Date:** N/A

PUBLIC HEARING

PROPOSED INTERIM CONTROL ORDINANCE, (ICO) restricting residential development above 3,000 additional dwelling units in the Warner Center Specific Plan Area, an area generally bounded by Topanga Canyon Boulevard on the west, Vanowen Street on the north, De Soto Avenue on the east, and US 101 Freeway on the south.

Applicant: City of Los Angeles, Department of City Planning

STAFF RECOMMENDS APPROVAL OF THE PROPOSED INTERIM CONTROL ORDINANCE.
Robert Z. Duenas, (818) 374-5072

5. **CPC-2005-3451-ICO** **Council District: 12**
CEQA: ENV-2005-3552-CE **Location:** Various
Plan: Granada Hills-Knollwood **Appeal Status:** N/A
Expiration Date: N/A

PUBLIC HEARING

PROPOSED INTERIM CONTROL ORDINANCE, (ICO) to temporarily prohibit the issuance of all building, demolition and alteration permits within the proposed Balboa Highlands Historic Preservation Overlay Zone (HPOZ) area, for an area generally bounded by Lisette Street on the north, Westbury Drive on the south, Jolette Avenue on the west, and Balboa Boulevard on the east.

Applicant: City of Los Angeles, Department of City Planning

STAFF RECOMMENDS APPROVAL OF THE PROPOSED INTERIM CONTROL ORDINANCE.
Richard H. Platkin, (818) 374-5037.

6. **CPC-2004-7769-HPOZ** **Council District: 6**
CEQA: ENV-2004-7768-CE **Location:** Various
Plan: Van Nuys-North Sherman Oaks **Appeal Status:** N/A
Expiration Date: N/A

Public Hearing completed on April 13, 2005.

PROPOSED ORDINANCE, establishing the Van Nuys Historic Preservation Overlay Zone (HPOZ), for an area generally bounded by Gilmore Street on the south, Kester Avenue on the west, Hazeltine Avenue on the east, and Vanowen Street on the north. The Survey area consists of two groups of resources separated by the commercial strip along Van Nuys Boulevard, which is not included in the proposed HPOZ.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE.
Robert Z. Duenas, (818) 374-5072

7. **CPC-2004-4821-SPE-CDP-SPP-ZAD-DD-SPR-MEL** **Council District: 11**
CEQA: ENV-2004-4822-MND **Location:** 300-346 W. Washington Blvd., 3100-3210 S. Grand Canal
Plan: Venice **Appeal Status:** Appealable to City Council.
Expiration Date: 6-23-05

Public Hearing completed April 20, 2005.

Pursuant to Section 11.5.7.F of the Municipal Code, a **Specific Plan Exception** from the following Sections of the Venice Coastal Zone Specific Plan (Ordinance 175,693):

- a. Section 10.B.2 to permit a 49-foot high building for the central portion of the podium condominium structure, designed to include affordable housing units, in lieu of the maximum 38-feet permitted;
- b. Section 11.B.3 to permit a floor area ratio (FAR) of 1.59:1 for the overall project (proposed Lot No. 1 will have a 2.40:1 FAR and Lot No. 2 will have a 1.04:1 FAR) in

lieu of the maximum 1.5:1 permitted; and

Pursuant to Section 12.20.2 of the Municipal Code, a **Coastal Development Permit**; and

Pursuant to Section 11.5.7.C of the Municipal Code, a **Project Permit Compliance** with the Venice Coastal Zone Specific Plan; and

Pursuant to Section 12.24 X 1 of the Municipal Code, a **Determination** to permit an Adaptive Reuse project for the conversion of an existing nine story office building with non-conforming height and setbacks into 45 residential live/work condominiums and one commercial/office unit; and

Pursuant to Section 12.21 G 2(a)(1)(i) of the Municipal Code, a **Director's Determination** to permit approximately 1,755 square feet of courtyard area, comprising less than 9 percent of the project's total provided open space and located under a 6-foot wide overhead walkway, to be counted as common open space, in lieu of the requirement that all common open space be completely clear and open to the sky; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review Findings** for projects which result in an increase of 50 or more dwellings and/or 50,000 square feet or more of non- residential floor area; and

Pursuant to California Government Code Sections 65590 and 65590.1, a **Mello Act Compliance** review for projects in the Coastal Zone. (The Mello Act is a statewide law which requires local governments to comply with certain requirements designed to preserve and increase the supply of affordable housing in the Coastal Zone.), for the proposed demolition of 5 commercial buildings, comprising approximately 82,711 square feet of floor area, including an existing 2 story office building and ancillary commercial structures; conversion of an existing 9 story, 93,710 square foot office building into 45 live/work condominium units and one commercial/office condominium unit; and construction of 78 new residential condominium units, including a 27-unit podium structure (with 12 dedicated affordable housing units), 3 stories, over a 2 level parking garage, with a maximum height of 49-feet, and 51 residential townhouse units, 3 stories, 33-feet in height, with each townhouse unit having a private 2-car garage. The proposed project will provide a total of 302 parking spaces, including a 2-level semi-subterranean parking structure to accommodate 182 spaces, 102 spaces to be provided within the townhouse garages, and 18 surface parking spaces. The lot area is 152,428 square feet.

Applicant: The Lee Group, Jeff Lee

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

8. **CPC-2004-6023-ZC-GPA**
CEQA: ENV-2003-8188-MND
Plan: Van Nuys-North Sherman Oaks

Council District: 2
Location: 14934 Burbank Boulevard
Appeal Status: If disapproved, applicant may appeal to City Council.
Expiration Date: 9-12-05.

Public Hearing completed May 6, 2005.

General Plan Amendment/Zone Change from Low Medium II Density Residential/R1-1 and [Q]RD1.5-1, to Medium Density Residential/R3-1, for the proposed demolition of a single family dwelling and construction of 14 condominium units, 3 stories, above a subterranean parking level with 32 parking spaces, on a 11,600 net square foot lot. Note An additional application (Tentative Tract No. 54404) has been filed for condominium purposes which will require a separate action by the Advisory Agency.

Applicant: Sia Daghighian

STAFF RECOMMENDS APPROVAL OF MEDIUM DENSITY RESIDENTIAL/(T)(Q)R3-1, SUBJECT TO CONDITIONS.

Lynda J. Smith, (213) 978-1170.

9. **CPC-2004-5979-ZC-GPA**
CEQA: ENV-2004-5925-MND
Plan: Encino-Tarzana

Council District: 3
Location: 19038 Collins Street
Appeal Status: If disapproved, applicant may appeal to City Council.
Expiration Date: 9-12-05.

Public Hearing completed May 6, 2005.

General Plan Amendment/Zone Change from Low I density Residential/RA-1 to Low II density Residential/RS-1, for the proposed development of five single family homes on a proposed 5-lot single family subdivision, accessed by a private street, on a 38,539 square foot parcel. Note: An additional application (Tentative Tract No. 61663) has been filed for subdivision purposes which will require a separate action by the Advisory Agency.

Applicant: GM Engineering

STAFF RECOMMENDS APPROVAL OF LOW II DENSITY RESIDENTIAL/(T)(Q)RS-1, SUBJECT TO CONDITIONS.

Lynda J. Smith, (213) 978-1170.

10. **CPC-2004-0093-ZC-GPA**
CEQA: ENV-2004-2689-MND
Plan: Reseda

Council District: 3
Location: 19000-19012 Strathern Street and 19005, 19013, & 19017 Arminta Street
Appeal Status: If disapproved, applicant may appeal to City Council.
Expiration Date: 9-12-05

Public Hearing completed on May 6, 2005.

General Plan Amendment/Zone Change from Very Low I density Residential/RA-1 to Low density Residential/(T)R1-1, for the proposed demolition of four existing single family dwellings and the development of two new single family subdivisions, including a 10-lot single family subdivision accessed by a private street from Arminta Street, on a 65,360 square foot parcel and a 6-lot single

family subdivision accessed by a private street from Strathern Street, on an adjacent 42,768 square foot parcel. Note: Additional applications (Tentative Tract No. 61389 and a tract map yet to be filed) for subdivision purposes will require a separate action by the Advisory Agency.

Applicant: Floyd Rigney, Rigney Investments and Robert Rowland

STAFF RECOMMENDS DISAPPROVAL.

Lynda J. Smith, (213) 978-1170.

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m.** on Thursday, July 14, 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.