

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 22, 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**

David L. Burg, President
Joy Atkinson, Commissioner
Ernesto Cardenas, Commissioner
Mabel Chang, Commissioner
Susan Cline, Commissioner
Mary George, Commissioner
Michael Mahdesian, Commissioner
Thomas E. Schiff, Commissioner
VACANT, Commissioner

Gordon Hamilton, Deputy Director
Bob Sutton, Deputy Director

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

POLICY FOR DESIGNATED PUBLIC HEARING ITEM Nos. 9 AND 13

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. **ZA-2004-2004-ZV-ZAA-SPR-1A**
(Related Case TT-61143-1A)
CEQA: ENV-2004-1985-MND
Plan: West Los Angeles

Council District: 11
Location: 11500 Tennessee Avenue
Appeal Status: ZV, if granted, is further
appealable to City Council
Expiration Date: 7-24-05 (Extended)

PUBLIC HEARING CLOSED

Due to the Commission's failure to act at its meeting of September 8, 2005, the matter was carried over.

An Appeal, from the entire decision by the Zoning Administrator/Advisory Agency in approving ZA-2004-2004-ZV-ZAA-SPR, granting a Variance for an 84-unit joint live-work condominium units in the [Q]M2-1VL-CDO zone.

Appellant: John Thompson
Applicants: Michael/Elaine Kaplan
David/Janice Blakemore

STAFF RECOMMENDS DENY THE APPEAL.
Lateef Sholebo, (213) 978-1454.

5. **CPC-2005-181-CU**
CEQA: ENV-2005-182-MND
Plan: Westlake

Council District: 1
Location: 1401 West 6th Street
Appeal Status: Appealable to City Council
Expiration Date: 9-24-05

Public hearing completed on August 5, 2005.

CONDITIONAL USE PERMITS, for the proposed construction of a 4-level, 100,674 square foot parking structure and for the proposed construction of a 180 foot high communication tower; and

MODIFICATION, of height regulations to permit: a) the proposed Rampart Replacement LAPD Station and the parking structure to be built to a height of 50 feet in lieu of the permitted height of 35 feet for municipal buildings located on property zoned PF-1XL; b) the proposed communication tower to be built to a height of 180 feet in lieu of the 30 foot height limit of the PF-1XL zone; and c) up to three flag poles to be located on the site, 45 feet in height, instead of the 30 foot height limit of the PF-1XL zone; for the proposed demolition of the existing office building and surface parking lot and construction of a new two-story, 60,000 square foot Rampart Police station with an attached 4-level, 100,674 square foot parking structure for 233 vehicles, a single story 8,133 square foot vehicle maintenance and

car wash building with a fueling island, and a 180 foot high wireless communication tower, and up to three 45 foot high flagpoles located on a 147,240 square foot lot zoned PF-1XL (Public Facilities Zone).

Applicant: Sam Tanaka, City of Los Angeles Bureau of Engineering

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.

Lynda J. Smith, (213) 978-1170

6. **CPC 2004-6948-PUB-CU-ZAA**
CEQA: ENV-2005-1725-ND
Plan: Wilshire

Council District: 1
Location: 1130 S. Vermont Avenue
Appeal Status: Appealable to City Council
Expiration Date: 9-24-05

Public Hearing completed on August 5, 2005.

ALTERNATIVE COMPLIANCE APPROVAL FOR A PUBLIC BENEFIT PROJECT, to permit the construction of a new 55,00 square foot Mid-City Police Station, with the following alternatives from the performance standards of LAMC Section 14.00 A 3: a) to permit setbacks ranging from 1 foot 5 inches to 19 feet along all property lines in lieu of the minimum 15 foot front and rear yards and 5 foot side yards; b) to permit a reduced landscape buffer ranging from 1.5 feet to 19 feet along the periphery of the property in lieu of the minimum 10 foot required landscaped buffer; c) to permit a 14-foot, 6 inch high above grade monument sign located at the northwest corner of the site in lieu of the permitted location of the sign to be on the building face and not extending more than two feet beyond the wall of the building nor projecting above the roof of the building; and

CONDITIONAL USE PERMIT, to allow the construction of a wireless telecommunication facility to be initially constructed as a 120-foot high tower with future expansion to be a maximum of 180 feet; and

MODIFICATION, of the height regulations to permit the wireless telecommunication facility to be up to 180 feet in height in lieu of the maximum 45 feet height limit of the R4-1VL zone; and

ADJUSTMENT, from the following: a) Section 12.11 C 2 to permit a setback ranging from 1 foot, 5 inches to 19 feet along the Menlo Avenue property line in lieu of the minimum required 15 foot front yard setback required in the R4 zone; b) Section 12.21 C 1 (g) to permit a zero foot front yard setback along a portion of the Vermont Avenue property line in lieu of the minimum required 15-foot front yard setback required for a site in the C2 zone that adjoins an R4 zone; c) Section 12.21 A 6 (a) to permit 16 parking spaces within 8 feet of the Menlo Avenue setback in lieu of the required 15 foot front yard setback; d) Section 12.11 C to permit a roofed one-story mechanical exhaust enclosure and an unroofed generator-transformer enclosure within the required minimum 15 foot setback along the Menlo Avenue property line; and e) Section 12.21 C 1 (g) to permit a 7 foot, 6 inch to 9

foot, 6 inch high solid concrete and masonry wall enclosing the parking area to be located within the required setbacks; and (f) Section 12.21 A 6 (f) to permit a 7 foot, 6-inch to 9-foot, 6-inch high concrete and masonry wall enclosing the parking area to be solid in lieu of that portion of the wall exceeding three feet in height to be constructed of wrought iron or otherwise designed to permit visibility into the parking area from the street; for the proposed demolition of an existing 85,000 square foot American Red Cross building and the proposed construction, use and maintenance of a two-story, 55,000 square foot Mid-City (20th Area) Police Station, a 10,000 square foot vehicle maintenance facility, a vehicle fueling facility, and a 180-foot in height communication tower, with 315 parking spaces provided in two subterranean levels and a surface parking lot, on 2.79 acres of land.

Applicant: Sam Tanaka, City of Los Angeles, Bureau of Engineering

STAFF RECOMMENDS SUBJECT TO CONDITIONS.

Lynda J. Smith, (213) 978-1170

7. **CPC 2005-3266-PUB-ZV-ZAA** **Council District:** 2
CEQA: W.O.E170073B; C.F. 02-2597 **Location:** 4155 N. Whitsett Avenue
(Negative Declaration) **Appeal Status:** Appealable to City Council
Plan: Sherman Oaks-Studio City-Toluca **Expiration Date:** 9-22-05
Lake

Public Hearing completed on August 15, 2005.

ALTERNATIVE COMPLIANCE APPROVAL FOR A PUBLIC BENEFIT PROJECT, to permit a fire station with the following alternatives from the performance standards of LAMC Section 14.00 A 3: a) to permit a variable width landscape buffer at various locations on the periphery of the property in lieu of the minimum 10 foot required buffer; b) to improve Valleyheart Drive to the centerline along the entire project frontage in lieu of fully improving the entire street width to standard street dimensions; and c) to permit a two-story, 30-foot tall fire station that exceeds the heights of buildings on adjoining properties, and

VARIANCE, from the following: a) Section 12.21.1.A 1 to permit a 40-foot high flag pole to be located on the site instead of the 30-foot height limit of the 1-XL Height District; b) Section 12.21 A 5(i)(2) to permit parking turn around maneuvers onto the required front yard setback in the A1 zone, which otherwise is not permitted; and c) Section 12.21 A 6 (a) to permit parking in the front yard setback in the A1 zone, which otherwise is not permitted; and

ADJUSTMENT, from the following: a) Section 12.05 C 2 to permit a 40-foot high flag pole in the side yard setback on the eastern periphery of the subject property; and b) Section 12.05 C 3 to permit an emergency generator in the required rear yard setback; and c) Section 12.21 C 3 an easterly side yard setback of 24 feet, in lieu of the minimum required 25 feet for institutional side yards; for the proposed construction, use and maintenance of a new Fire Station No. 78, including the acquisition of property, demolition of existing

structures, as needed, and the proposed construction of a new 15,250 square foot Fire Station, two stories, 30-feet in height on an approximately 47,480 square foot site. The proposed project will have 23 on-site parking spaces.

Applicant: City of Los Angeles Fire Facilities Bond Program, Gary L. Clark

STAFF RECOMMENDS APPROVAL OF THE VARIANCE SUBJECT TO CONDITIONS AND RECEIVE AND FILE OF THE ADJUSTMENT.
Franklin N. Quon, (818) 374-5036.

8. **CPC 2005-604-PUB-CU-ZV**
CEQA: ENV 2005-605-ND
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 21501 Schoenborn Street
Appeal Status: Appealable to City Council
Expiration Date: 9-25-05

Public hearing completed on August 19, 2005.

ALTERNATIVE COMPLIANCE APPROVAL FOR A PUBLIC BENEFIT PROJECT, to permit the construction of a new 54,000 square foot Northwest Valley Police Station facility, with the following alternatives from the performance standards of LAMC Section 14.00 A 3: a) permit a maximum 37 foot high police station, building and vehicle maintenance building, three 45 foot high flag poles, and a 120 foot high wireless telecommunication tower, which exceeds the height of structures on adjoining properties; b) permit a zero foot landscape buffer along the north and east sides of the property in lieu of the minimum 10 foot wide required landscaped buffer; c) permit a 40 square foot identification wall sign in lieu of the maximum permitted 20 square foot wall sign and to allow a second 30 square foot identification monument sign at the southeast corner of the site in lieu of only one identification sign being permitted; d) permit the facility to be constructed, used and maintained on a site that is not a corner site; and e) permit the facility to be constructed, used and maintained on a site where the majority of the frontage is not on a major or secondary highway; and

CONDITIONAL USE PERMIT, to allow the construction of a 120 foot high tripod wireless telecommunication facility; and

VARIANCE, to allow the following: a) Section 12.12.1 A 1 and 2 to permit three 45 foot high flag poles and the proposed monument sign to be located in the P-1 zone (parking zone) and, b) Section 12.12.1 A 3 (1) to permit the proposed monument sign to be 30 square feet in area in lieu of the maximum 25 square feet permitted in the P-1 zone; for the proposed demolition of the existing home improvement store and construction of a new two-story, maximum 37 foot high, 54,000 square foot Northwest Valley Police Station and a 9,000 square foot vehicle maintenance building, with a vehicle wash area and fueling area, surface parking for approximately 340 vehicles, a 120 foot high wireless communication tower, up to three 45 foot high flagpoles, a 40 square foot wall sign and a 30 square foot monument sign, located on a 284,466 square foot lot.

Applicant: Sam Tanaka, City of Los Angeles Bureau of Engineering

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Madhu Kumar, (213) 978-1169.

9. **CPC-2005-70-ZC-SPR**

CEQA: ENV-2005-71-MND

Plan: Sylmar

Council District: 7

Location: 13160 N, Dronfield Avenue

Appeal Status: ZC appealable by applicant
if disapproved to City Council

Expiration Date: 9-22-05

PUBLIC HEARING

ZONE CHANGE, from RD1.5-1 (Restricted Density Multiple Dwelling Zone) to R3-1 (Multiple Dwelling Zone); and

SITE PLAN REVIEW FINDINGS, for projects which result in an increase of 50 or more dwelling units; for the proposed development of a new 48-unit apartment building, three stories, approximately 36 feet high, with decorative mansard roofs at various portions of the building up to 42 feet high, with 77 parking spaces. The proposed building (Dronfield II) will be in addition to a 48 unit apartment building (Dronfield I) currently under construction. Both buildings together will provide 96 apartment units, including 22 density bonus units, of which 8 will be set aside as affordable, and a combined total of 152 parking spaces, on a 59,282 square foot lot, including an adjoining 4,674.6 square foot lot that has an easement for the LA County Flood Control District.

Applicant: Shawn Evenhaim, Village Homes Corporation

STAFF RECOMMENDS APPROVAL OF (T)(Q)R3-1 AND APPROVAL OF THE SITE PLAN REVIEW SUBJECT TO CONDITIONS.

Franklin N. Quon, (818) 374-5036

10. **CPC 2004-7561-SPA-CU-DRB-SPP**

CEQA: ENV-2003-8009-MND

Plan: Granada Hills-Knollwood

Council District: 12

Location: 16959 W. Devonshire Street

Appeal Status: Appealable to City Council

Expiration Date: 9-22-05

Public Hearing completed on July 25, 2005.

SPECIFIC PLAN AMENDMENT, to Section 5.A of the Granada Hills Specific Plan (Ordinance No. 167,555) to permit an automotive lubrication facility, which otherwise is not permitted in the Specific Plan area except when in conjunction with a new automobile dealership; and

CONDITIONAL USE PERMITS, to allow automotive repair within 300 feet of an "R" zone; and to allow deviations from Section 12.22 A 23 of the LAMC (Commercial Corner Development Regulations) to permit less than 50 percent transparent glazing on the exterior walls and doors of the ground floor containing non-residential uses that front on adjacent streets in lieu of the minimum 50 percent required; and

PROJECT PERMIT COMPLIANCE and DESIGN REVIEW determination within the Granada Hills Specific Plan, for the proposed construction, use and maintenance of a 2,952 square foot automobile repair facility with three service bays, ancillary office space and customer waiting area, 29 feet, 2 inches in height, providing 9 surface parking spaces on a 16,363 square foot lot.

Applicant: EZ Lube, Inc.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Patricia Diefenderfer, (213) 978-1174.

11. **CPC-2004-7081-GPA-ZC**
CEQA: ENV-2004-7079-MND
Plan: Arleta-Pacoima

Council District: 7
Location: 12305 Terra Bella Street
Appeal Status: ZC appealable by applicant,
if disapproved, to City Council
Expiration Date: 12-11-05

Public Hearing completed on July 22, 2005.

GENERAL PLAN AMENDMENT/ZONE CHANGE, from Low Density Residential/A2-1 (Agriculture Zone) to Low Medium I Density Residential/((T)(Q)RD3-1 (Restricted Density Multiple Dwelling Zone); for the proposed demolition of one single family dwelling and the proposed construction, use and maintenance of 26 residential detached condominium units, two stories, 22 ½ feet in height, with 68 parking spaces, including 52 garage parking spaces for residents and 16 uncovered guest parking spaces, on a 80,246 square foot lot. (Note: A separate case, Vesting Tentative Tract No. 61698, has been filed for condominium purposes which will have a separate public hearing before the Advisory Agency)

Applicant: Jim Brewer, Spiegel Development, Inc.

STAFF RECOMMENDS APPROVAL OF A ZONE CHANGE TO (T)(Q)RD6-1 AND DISAPPROVAL OF THE GENERAL PLAN AMENDMENT.
Madhu Kumar, (213) 978-1169.

12. **CPC-2004-7829-GPA-ZC-BL-ZAA-ZAD** **Council District:** 7
CEQA: ENV-2004-7814-MND **Location:** 9032 Sylmar Avenue and 14340,
Plan: Mission Hills-Panorama City-North 14358 and 14360 Nordhoff Street
Hills **Appeal Status:** ZC and BL appealable by
applicant, if disapproved, ZAA and ZAD
appealable to City Council.
Expiration Date: 12-11-05

Public hearing completed on July 22, 2005.

GENERAL PLAN AMENDMENT/ZONE CHANGE, from Low density Residential/RA-1 (Suburban Zone) to Low Medium I density Residential/RD3-1; and

BUILDING LINE REMOVAL, of a 45-foot building line established by Ordinance 99,671, on the south side of Nordhoff Street; and

ADJUSTMENT, from Section 12.09.1 B 1 and 2 to permit a 5 foot front yard setback along Nordhoff Street in-lieu of the required 15 feet; a 10-foot rear yard setback along the southerly property line in-lieu of the required 15 feet; and a 5 foot side yard in-lieu of the required 10 feet for proposed lot 20; and

DETERMINATION, from Section 12.21 C 1 (g) to permit a 6-foot high fence within the front yard along Nordhoff Street in-lieu of the maximum 3 ½ foot height permitted; for the proposed demolition of existing buildings and the proposed construction, use and maintenance of 26 residential detached condominium units, 2-stories, with attached 2-car garages, and 13 guest parking spaces on a 107,157 square foot property. (Note, a separate case has been filed, Vesting Tentative Tract No. 62372, for condominium purposes which will require a separate public hearing before the Advisory Agency.

Applicant: James T. Emerson, B & E Engineers

STAFF RECOMMENDS APPROVAL OF THE GENERAL PLAN AMENDMENT AND ZONE CHANGE TO LOW MEDIUM I DENSITY RESIDENTIAL/(T)(Q)RD5-1, DISAPPROVAL OF THE ADJUSTMENT; AND APPROVAL OF THE DETERMINATION, SUBJECT TO CONDITIONS.

Madhu Kumar, (213) 978-1169.

13. **CPC-2004-1288-ZC-ZV-SPR**
CEQA: ENV-2004-1289-MND
Plan: Sylmar

Council District: 7
Location: 13710 Foothill Boulevard
Appeal Status: ZC appealable by applicant, if disapproved; ZV appealable, if granted, to City Council.
Expiration Date: 9-22-05

LIMITED PUBLIC HEARING

ZONE CHANGE, from RA-1 (Suburban Zone) to C2-1 (Commercial Zone); and

SITE PLAN REVIEW findings for projects which result in an increase of 50 or more dwelling units; and

ZONE VARIANCE, from Section 12.21.1 A 10 to permit a building 44 feet high within 25 feet of a RA-1 zoned lot, for the proposed construction, use and maintenance of 50 new condominium units, 4 stories, 33 to 44 feet in height, including two to three residential floors above one level of parking garage at grade. A total of 119 on-site parking spaces will be provided on a 53,339 square foot site. (Note: A separate subdivision case, Tentative Tract No. 61514, has been filed for condominium purposes which will require a separate action by the Advisory Agency.

Applicant: Reza Sarafzadeh, Gold One Construction, Inc.

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO (T)(Q)C2-1;
APPROVAL OF THE VARIANCE SUBJECT TO CONDITIONS AND DENIAL WITHOUT
PREJUDICE THE SITE PLAN REVIEW FINDINGS.
Madhu Kumar, (213) 978-1169

14. **CPC-1999-86-CU-PA1**
CEQA: ENV-2005-2707-MND
Plan: Van Nuys - North Sherman Oaks

Council District: 2
Location: 13645 Riverside Drive
Appeal Status: Appealable to City Council
Expiration Date: 9-22-05

Public hearing completed on August 1, 2005.

PLAN APPROVAL, for a review to determine the effectiveness of Notre Dame High School's traffic and circulation measures, as required by the 1999 Conditional Use Permit, Condition B.5, of Case No. CPC-1999-0086-CUC; and the addition of a new classroom building; for the continued use and maintenance of an existing private high school and the proposed construction, use and maintenance of a 19,989 square foot, 2-story, 45-foot high classroom building. No increase in the current student enrollment is requested.

Applicant: Brother William Nick, President, Notre Dame High School

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Franklin N. Quon, (818) 374-5036

**The next regular meeting of the City Planning Commission
on Thursday, October 13 is cancelled.**

**A Special Meeting of the City Planning Commission will be held
on Thursday, October 20, 2005, at 8:30
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.