

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, OCTOBER 27, 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
Susan Cline, Commissioner
Mary George, Commissioner
Robin Hughes, Commissioner
Michael Mahdesian, Commissioner
Thomas E. Schiff, Commissioner
VACANT, Commissioner

Mark Winogrand, Interim Director
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. 6 & 8.

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-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

Continued from 9-22-05.

Public Hearing completed on July 22, 2005.

GENERAL PLAN AMENDMENT/ZONE CHANGE, from Low Density Residential/A2-1 (Agriculture Zone) to Low Medium 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.

5. **CPC-2005-4087-ZC**
CEQA: ENV-2002-0403-MND
Plan: Sun Valley-La Tuna Canyon

Council District: 6
Location: 12082-12124 Sheldon Street
Appeal Status: Appealable to City Council by
applicant, if disapproved in whole or part.
Expiration Date: 10-31-05

Public hearing completed on September 23, 2005.

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from (T)(Q)R3-1 (Multiple-Dwelling Zone) to (Q)R3-1 (Multiple-Dwelling Zone) for the purpose of amending certain "Q" Conditions of Approval contained in a 2003 zone change (Ordinance No. 1753,033) and in a subsequent clarification to those conditions issued by the Director of Planning, involving the subject property. The amendments pertain to affordable housing and parking requirements, which are requested in order to accommodate the potential conversion of apartment units into condominiums. The proposed project consists of the Conversion of a 98-unit multiple-family apartment building to condominiums. (Note: A separate case, Tentative Tract No. 61744, has been filed for condominium conversion purposes and will require a separate public notice and hearing before the Advisory Agency.)

Applicant: Sun Valley Sheldon Project Partners, LLP

STAFF RECOMMENDS APPROVAL OF (Q)R3-1.
Madhu Kumar, (213) 978-1169

6. **ZA-2004-3607-ZV-ZAA-SPR-1A** **Council District:** 7
CEQA: Gridley Ranch Family Housing & **Location:** 13427 Foothill Blvd.
Childcare MND (CRA) **Appeal Status:** Zone Variance, if approved,
Plan: Sylmar is appealable to City Council
 Expiration Date: 10-27-05

PUBLIC HEARING

An appeal, from the Zoning Administrator's approvals of: **1)** Pursuant to Charter Section 562 and the Los Angeles Municipal Code Section 12.27, Variances: **a)** from Section 12.07 A of the L.A.M.C. to conduct a child care use in the RA and RD1.5 Zones for 50 children totaling approximately 2,700 square feet; **b)** from Section 12.09.1 A of the L.A.M.C. to construct 26 units of multi-family housing use in the RD1.5 Zone; **c)** from Section 12.07.C 4 of the L.A.M.C. to construction 38 units in the RA portion of the site once the State mandated 25% density bonus is applied to the 31 units approved in this action; **d)** from Section 12.21.1 to construct a 65-foot high building with a 5-foot high architectural element tower; and **e)** from Section 12.21 A 4 (h), to locate the access driveway, parking spaces, open space, trash enclosure and potentially other items serving units located in the RD1.5 zone in the RA Zone; **2)** Pursuant to Los Angeles Municipal Code Section 12.28, Zoning Administrator Adjustments: **a)** from Section 12.07.C to permit a 5-foot front yard, a 10-foot side yard on the northern western property line, a 0-foot side yard along the sites southeastern zone boundary line, and a 15-foot rear yard; **b)** from Section 12.09.1 B to allow a 5-foot front yard and a 0-foot side yard along the site's northwestern zone boundary in the RD1.5 Zone; and **c)** from Ordinance Nos. 112,688 and 127,902 to provide a 27-foot building line, including a 22-foot dedication and a 5-foot front yard before the driveway's retaining wall begins; and to set back the building an additional 16 feet further, for a total of 43 feet from the existing property line; and **3)** Pursuant to Los Angeles Municipal Code Section 16.05, Site Plan Review for 64 residential units.

Applicant: Aron Duggal and Richard Patterson

STAFF RECOMMENDS DENY THE APPEAL.
Richard Gervais, (213) 978-1364

7. **CPC 2005-2293-ZC-DD-SPR**
CEQA: ENV-2005-2294-MND
Plan: Van Nuys-North Sherman Oaks

Council District: 6
Location: 6818-6832 N. Van Nuys Boulevard
Appeal Status: Zone Change appealable to City Council, by applicant, if disapproved in whole or in part.
Expiration Date: 10-31-05

Public Hearing completed on September 19, 2005.

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from C2-1L (Commercial Zone) and P-1L (Automobile Parking Zone) to RAS4-1L (Residential/Accessory Service Zone); and

Pursuant to Section 12.21 G 3 of the Municipal Code, a **Director's Determination** to permit approximately 8,455 square feet of courtyard area and 6,000 square feet of private balcony open space, totaling 14,455 square feet, in lieu of the minimum 15,500 square feet of open space required; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** Findings for a project which exceeds 50 residential units, for the proposed demolition of a 6,834 square-foot commercial building and construction of a mixed-use project including 120 apartment units and approximately 14,245 square feet of ground floor retail space, 6-stories, 75 feet in height, with surface and subterranean parking for 297 vehicles, on a 73,150 square foot lot. The project involves the grading of 26,750 cubic yards of earth.

Applicant: Robert Frankel

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO (T)(Q)RAS4-1L AND APPROVAL OF THE DIRECTOR'S DETERMINATION AND SITE PLAN REVIEW, SUBJECT TO CONDITIONS.
Franklin N. Quon, (818) 374-5036.

8. **CPC 2005-5761-ZC-GPA-SPR-MPR**
CEQA: ENV-2003-8956-MND-REC1
Plan: Sylmar

Council District: 7
Location: 16325 Silver Oaks Drive
Appeal Status: Zone Change is appealable to City Council, by applicant, if disapproved in whole or in part.
Expiration Date: 1-15-06.

PUBLIC HEARING

Pursuant to Section 11.5.8 of the Municipal Code, a **General Plan Amendment** (Major Plan Review, Geographic Area 1) to the Sylmar Community Plan from Minimum Residential to Low Medium I Residential; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from [Q]A1-1 (Agriculture Zone) to (T)(Q)RD3-1 (Restricted Density Multiple Dwelling Zone); 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 dwelling units for the proposed construction of approximately 84 condominium units, 3 stories, 45 feet in height, with 2 parking spaces within an enclosed garage for each dwelling unit, and 42 open guest parking spaces on approximately 4.2 acres. (Note: An additional application for condominium purposes that has yet to be filed will require a separate public notice and hearing before the Advisory Agency.)

Applicant: Cascades Park Properties, LLC

STAFF RECOMMENDS APPROVAL OF LOW MEDIUM I RESIDENTIAL/(T)(Q)RD3-1 AND DISAPPROVAL OF THE SITE PLAN REVIEW.
Franklin N. Quon, (818) 374-5036

9. **CPC-2005-1002-ZC-SPE-CDP-MEL-ZAA-SPP-SPR**
CEQA: ENV-2004-1407-EIR
Plan: Venice

Council District: 11
Location: 100 E. Sunset Avenue
Appeal Status: Appealable to City Council
Expiration Date: 10-27-05

Public Hearing completed on August 22, 2005.

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from M1-1 (Limited Industrial Zone) to CM-1 (Commercial Manufacturing Zone); and

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 177,693):

- a. Section 10.F.3 to permit maximum building heights of up to 56-feet in lieu of the maximum permitted 30-feet for buildings with flat roofs, or maximum 35-feet for buildings with varied roof lines;
- b. Section 11.A. 3 to permit the subject property to be developed floor area ratio (FAR) of 2.05 to 1, in lieu of the maximum permitted FAR of 1.5 to 1; and

Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** from:

- a. Section 12.17.1 C 1 to permit a side yard setback along Main Street of 5-feet in lieu of the minimum required 7-foot setback;
- b. Section 12.17.1 C 2 to permit 175 dwelling units in lieu of the maximum permitted 156 units in the requested CM-1 Zone (Note: the project will also include 39 density bonus units for a total of 214 units); and

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

Pursuant to 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.); 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 16.05 **Site Plan Review** findings for projects which result in an increase of 50 or more dwelling units, for the demolition of an existing Metro Bus terminal and the proposed construction of an approximately 255,766 square foot mixed use building varying in height from 3 to 5 stories, 30-feet to 56-feet in height consisting of 214 residential condominium units and 10,000 square feet of commercial floor retail space, including a 7,000 square foot health club, 1,000 square foot coffee shop and 2,000 square feet of neighborhood serving retail. The project includes 39 density bonus units, of which 17 will be affordable to very low income residents. The project will provide a total of 662 parking spaces including 341 spaces for residents, 59 spaces for guests and 262 spaces for the commercial tenants. Parking will be provided in two subterranean levels. The site is approximately 136,618 square feet in size. Note: A separate case has been filed (Vesting Tentative Tract No. 61526) for subdivision purposes which will require a separate public hearing before the Advisory Agency.

Applicant: Robert D'Elia, RAD Jefferson, LLC

STAFF RECOMMENDS DISAPPROVAL.
Jon Foreman, (213) 978-1171

The next regular meeting of the City Planning Commission will be held at **8:30 a.m.** on Thursday, November 10, 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.