

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 26, 2006, 8:30 A.M.
MARVIN BRAUDE SAN FERNANDO VALLEY CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR MEETING ROOM
VAN NUYS, CALIFORNIA, 91401**

Jane Ellison Usher, President
Andres F. Irlando, Vice President
Diego Cardoso, Commissioner
Regina M. Freer, Commissioner
Robin R. Hughes, Commissioner
Sabrina Kay, Commissioner
Fr. Spencer T. Kezios, Commissioner
William Roschen, Commissioner
Michael K. Woo, 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 No. 4.

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.

Consent items are deemed to be routine and non-controversial. They will be acted upon by the Commission at one time without discussion. However, if a Commissioner requests

discussion on one of these, it will be considered after the balance of the consent items have been voted upon.

BEGIN CONSENT

4. **CPC-2005-4736-GPA** **Council District:** 2
CEQA: ENV-2005-4737-ND **Location:** Milbank Street between Van Nuys
Plan: Sherman Oaks-Studio City- Blvd. and Woodman Ave.
Toluca Lake-Cahuenga Pass **Expiration Date:** 04-16-06.
Appeal Status: N/A

Public Hearing completed on October 24, 2005.

Pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a **General Plan Amendment to the Transportation Element of the General Plan** and the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan to redesignate the portion of Milbank Street, between Van Nuys Boulevard and Woodman Avenue from a Collector Street to Local Street designation. No project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMEND APPROVAL.
Franklin N. Quon, (818) 374-5036.

END CONSENT

5. **CPC-2005-8628-ZC-ZAA-SPR** **Council District:** 15
CEQA: ENV-2005-8629-MND **Location:** 255 W. 5th Street
Plan: San Pedro **Expiration Date:** 3-1-06
Appeal Status: ZC appealable to City Council,
if disapproved; ZAA and SPR appealable to
City Council.

Continued from January 12, 2006.

LIMITED PUBLIC HEARING

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from C2-2 and [T][Q]C2-2 (Commercial Zone) to [T][Q]C2-2 (Commercial Zone) to amend a "Q" (Qualified) condition of approval from a 2004 zone change (Condition No. 3 of Ordinance No. 176,221) to permit a 170 foot high building in lieu of the 150 foot maximum height permitted; and

Pursuant to Section 12.28 A of the Municipal Code, an **Area Adjustment** from Section 12.14 C 2 to permit:

- a. the side yard abutting Fifth Street to have a minimum width of 14-feet along a portion of the site in lieu of the minimum required 16-feet;
- b. the side yard abutting the alley to be five feet in width in lieu of the minimum required 16-feet; 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 development of a new, 16 story, 170-foot high, 318 unit residential condominium building and a 5-level, 60 foot high parking structure providing 725 parking spaces on an approximately 113,194 square foot site. (Note a separate case, Tentative Tract No. 64785, has been filed for condominium purposes and will require a separate public notice and hearing before the Advisory Agency).

Applicant: Carlyle/Galaxy San Pedro, L.P.

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

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| 6. <u>CPC-2005-6038-ZC-SPR</u>
CEQA: ENV-2005-6040-MND
Plan: Mission Hills-Panorama City-
North Hills | Council District: 7
Location: 9618 N. Van Nuys Boulevard
Expiration Date: 01-26-06
Appeal Status: ZC appealable to City Council,
if disapproved; SPR appealable to
City Council. |
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Public Hearing completed on December 9, 2005.

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from [Q]C2-1VL (Commercial Zone) and P-1VL (Automobile Parking Zone) to RAS4-1VL (Residential/Accessory Services 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, use and maintenance of 55 affordable apartment units, located within 1,500 feet of a major bus route, 4 stories, not to exceed 50 feet in height, with 55 resident parking spaces, on a 35,283 square foot lot. All apartments will be reserved for low income residents making between 30 to 60 percent of the Area Median Income.

Applicant: AMCAL Multi-Housing Inc. Arjun Nagarkatti/Jay Ross

STAFF RECOMMENDS APPROVAL OF ZONE CHANGE TO (T)(Q)RAS4-1VLM SUBJECT TO CONDITIONS AND APPROVAL OF SITE PLAN REVIEW FINDINGS.
Lynda J. Smith, (213) 978-1170.

7. [CPC-2005-1231-ZC-GPA-ZAA-SM-F](#) Council District: 3
CEQA: ENV-2004-3089-MND Location: 18440, 18434 & 18430 Strathern Street
Plan: Reseda-West Van Nuys Expiration Date: 02-05-06.
Appeal Status: Appealable to City Council.

Continued from 11-17-05.

Public Hearing completed on September 19, 2005.

Pursuant to Section 11.5.8 of the Municipal Code, a **General Plan Amendment** (Periodic Plan Review for Window No. 148, Geographic Area 4) to the Reseda-West Van Nuys Community Plan from Low Density to Low Medium I Density Residential; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from (T)RS-1 (Suburban Zone) to RD3-1 (Restricted Density Multiple Dwelling Zone); and

Pursuant to Section 12.28 A of the Municipal Code, an **Adjustment** from Section 12.09.1 B 4 to permit an increase in the maximum number of dwelling units permitted on the subject property in the RD3 zone from 21 to 22 units; and

Pursuant to Section 12.28 B of the Municipal Code, a **Slight Modification** from Section 12.21 C 2(a) to allow 8 feet of space between seven of the proposed buildings in lieu of the minimum 10 feet required; and

Pursuant to Section 12.24 X 7 of the Municipal Code, a **Determination** to allow construction of a wall, not to exceed 6 feet in height, in the required front yard, for the demolition of 3 single family dwellings and construction of 22 detached condominium dwellings, 2-stories, approximately 25 feet in height, with 44 garage parking spaces for the residents, and 11 open guest parking spaces, on a 64,927 net square foot lot. (Note: An additional application, Tentative Tract No. 61229, has been filed for condominium purposes which will require a separate public notice and hearing before the Advisory Agency.)

Applicant: Mark Handel, Calabasas 3000, L.P.

STAFF RECOMMEND APPROVAL OF THE ZONE CHANGE TO (T)(Q)RD6-1 AND APPROVAL OF THE DETERMINATION SUBJECT TO CONDITIONS; DISAPPROVAL OF THE GENERAL PLAN AMENDMENT, ADJUSTMENT AND SLIGHT MODIFICATION.
Franklin N. Quon, (818) 374-5036.

AFTER 11:00 A.M.

8. **CPC-2004-7036-CU** **Council District:** 12
 CEQA: ENV-2004-7037-MND **Location:** 11052 N. Independence Avenue
 Plan: Chatsworth-Porter Ranch **Expiration Date:** 01-26-06
 Appeal Status: Appealable to City Council

Public Hearing completed on December 5, 2005.

Pursuant to Section 12.24 U 24 of the Municipal Code, a **Conditional Use** to permit the expansion, continued use and maintenance of an existing private school in the A2-1, (T) RA-1-K, and RA-1 zones; and

- 1) The expansion of the use to include a 5.16 acre parcel and approval for the construction, use and maintenance of nine (9) parking spaces and a 1,200 square foot storage building on this parcel;
- 2) The retention of three existing modular buildings (including a 3,840 square-foot modular classroom building, a 1,463 square-foot modular Information Technology and Library building and a 1,436 square-foot modular Administration/classroom building);
- 3) The construction, use and maintenance of a 15,250 square-foot multi-purpose building/gymnasium;
- 4) The construction, use, and maintenance of nine (9) new parking spaces on OS-1XL zoned L.A. County Flood Control District property and the continued use and maintenance of the existing 13 parking spaces on L.A. County Flood Control District property;
- 5) A school bus loading zone in the public right-of-way on the Rinaldi Street frontage;
- 6) A school cross walk in the public right-of-way on Rinaldi Street; and
- 7) Modifications and clarifications to the Conditions of Approval from prior case No. ZA-2000-1176-CUZ-PA1 to acknowledge and permit the following activities, which are currently part of the school calendar, including:
 - a) Three (3) summer camp overnights and one (1) school year overnight with hours from 5:00 p.m. Friday until noon on Saturday;
 - b) Summer Camp open houses on weekends with hours from noon to 5:00 p.m.;
 - c) Periodic sports tournament games on the campus by teams other than Sierra Canyon School teams;
 - d) One (1) private party picnic (not to exceed 150 people) on a weekend during the school year;
 - e) Entrance evaluations on various Saturdays from 9:00 to 11:00 a.m. (January through April); and
 - f) Clarification that meetings held on campus with less than 50 people in attendance are not considered "Events".

The proposed project consists of the expansion of the use to include a 5.16 acre, RA-1

zoned, parcel (now under school ownership) and approval for the construction, use and maintenance of a 1,200 square foot storage building and additional parking areas on this parcel; the retention of three existing modular buildings (totaling 6,766 square feet); the construction, use and maintenance of a 15,250 square-foot multi-purpose building/gymnasium; approval to permit the construction, use and maintenance of nine additional (9) parking spaces on L.A. County Flood Control District property, which is zoned OS-1XL; and modifications and clarifications to the Conditions of Approval from prior case No. ZA-2000-1176-CUZ-PA1. There is no proposed increase in student enrollment.

Applicant: Howard Wang, et al; Sierra Canyon School

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF THE
CONDITIONAL USE SUBJECT TO CONDITIONS.

Diana Lowrance, (213) 978-1209

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| 9. | <u>CPC-2005-6118-VCU-SPR</u>
CEQA: ENV-2004-0164-EIR
Plan: Chatsworth-Porter Ranch | Council District: 12
Location: 11023 Lurline Avenue
Expiration Date: 01-26-06
Appeal Status: Appealable to City Council |
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Public Hearing completed on October 31, 2005.

Pursuant to Sections 12.24 T and 12.24 U 24(b) of the Municipal Code, a **Vesting Conditional Use** to allow for the construction, use, and maintenance of a private secondary school in the A2-1 (Agricultural) and RE11-1 (Residential Estate) zones with a maximum enrollment of 550 students (grades 9 through 12); and

Pursuant to Section 12.24 F of the Municipal Code, the following **Deviations** from the LAMC:

- a. a deviation from LAMC Section 12.21.1 to permit a maximum building height of 69 feet for portions of the Classroom Building in lieu of the maximum 45 feet permitted in Height District No. 1. (Cond. No. 8 a);
- b. a deviation from LAMC Section 12.21.1 to permit a maximum building height of 69 feet for portions of the Administration Building in lieu of the maximum 45 feet permitted in Height District No. 1. (Cond. No. 8 c)
- c. a deviation from LAMC Section 12.21.1 to permit a maximum building height of 69 feet for portions of the Performing Arts Building in lieu of the maximum 45 feet permitted in Height District No. 1. (Cond. No. 8 b)
- d. a deviation from LAMC Section 12.21.1 to permit a maximum building height of 54 feet for portions of the Athletics Building in lieu of the maximum 45 feet permitted in Height District No. 1. (Cond. No. 8 d)
- e. a deviation from LAMC Sections 12.06 C 1 and 12.07 C 1 to permit a front yard setback of 7 feet, 3 inches along Rinaldi Street for a portion of the proposed Classroom Building and parking level, in lieu of the required 25 foot front yard setback. (Cond. No. 7 b)
- f. a deviation from LAMC Sections 12.06 C 1 and 12.07 C 1 to permit a front yard

- setback of 10 feet, 9 inches along Rinaldi Street for a portion of the proposed Athletics Building, in lieu of the required 25 foot front yard setback. (Cond. No. 7 c)
- g. a deviation from LAMC Sections 12.06 C 1 and 12.07 C 1 to permit portions of the security kiosk and related traffic control equipment to encroach within the required 25 foot front yard setback along Rinaldi Street. (Cond. No. 7 a)
- h. a deviation from LAMC Sections 12.06 C 1 and 12.07 C 1 to permit an equestrian trail (and related improvements) within the required 25 foot rear yard along the westerly property boundary. (Cond. No. 7 d)
- i. a deviation from Sections 12.06 C 1 and 12.07 C 1 of the LAMC to permit portable/modular buildings for temporary classrooms and support uses within a portion of the required side yard along the northerly property boundary. (Cond. No. 7 e)
- j. a deviation from Sections 12.06 C 1 and 12.07 C 1 of the LAMC to permit the swimming pool, pool deck, pool equipment building and stairs which will provide access to the aquatics center bleacher seats within a portion of the required side yard along the northerly property boundary. (Cond. No. 7 f)
- k. a deviation from LAMC Sections 12.06 C 1, 12.07 C 1, and 12.22 C 20 (f) to permit retaining walls to be constructed at select locations within the front, side and rear yards at varying heights, ranging from 0.5 to 14 feet, as shown on the site plan attached to the application, which in some instances exceed the permitted wall heights pursuant to LAMC Section 12.22 C 20 (f). (Cond. No. 6)
- l. a deviation from LAMC Section 12.22 C 20 (f) to permit to permit hedges, shrubs and trees to be located in the front, side and rear yards to exceed the heights otherwise permitted for fences and walls pursuant to LAMC Section 12.22 C 20 (f). (Cond. No. 5)
- m. a deviation from LAMC Section 12.21 C 1 (b) to permit buildings to be located on the subject dual-zoned property with required yards or other open space around a building, or a portion thereof, located in the RE11 zone to be maintained in the more restrictive A2 zone, which otherwise is not permitted. (Cond. No. 7 g); and

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

for the proposed demolition of an existing single-family residence and accessory structures to allow for the construction, use and maintenance of a 550-student (maximum enrollment) private secondary school on a 4.89 (net) acre project site which is zoned (T) RE11-1 and A2-1. New construction would total approximately 120,542 square feet in four buildings. Proposed buildings include: a classroom building (with classroom, art and science areas, student services, and administrative functions); a performing arts center (with a 600-seat auditorium); an administration building (with offices, a student center, dining hall, staff areas and an attached aquatics center); and an athletics center (with a gymnasium, athletic department offices, weight training, and cardio-aerobics rooms). Parking will be provided for 236 cars (in an at-grade parking garage located under the Classroom and Athletics Buildings and the Performing Arts Center).

Applicant: Sierra Canyon High School Foundation; James Skrumbis

STAFF RECOMMENDS DISAPPROVAL AS FILED; APPROVAL OF THE CONDITIONAL USE SUBJECT TO CONDITIONS AND APPROVAL OF THE SITE PLAN REVIEW FINDINGS.

Diana Lowrance, (213) 978-1209

AFTER 1:00 P.M.

10. **CPC-2005-1002-ZC-SPE-CDP-MEL-ZAA-SPP-SPR** **Council District:** 11
CEQA: ENV-2004-1407-EIR **Location:** 100 E. Sunset Avenue
Plan: Venice **Appeal Status:** Appealable to City Council
 Expiration Date: 12-08-05

Continued from 10-27-05 and 12-08-05.

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:

- f. 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;
- g. 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 APPROVAL OF THE ZONE CHANGE TO (T)(Q)CM1-1, APPROVAL OF THE MELLO ACT COMPLIANCE; DISAPPROVAL OF THE SPECIFIC PLAN EXCEPTION, COASTAL DEVELOPMENT PERMIT, ADJUSTMENT, PROJECT PERMIT COMPLIANCE AND THE SITE PLAN REVIEW.
Jon Foreman, (213) 978-1171.

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m.** on Thursday, **February 9, 2006**,
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.