

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 23, 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.

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 www.lacity.org/PLN. **Click the "Meetings and Hearings" quick link. CPC agenda are available under any of the seven service areas.**

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.
- B. 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-2005-4266-GPA-ZC
CEQA: ENV-2005-4267-MND
Plan: Mission Hills-Panorama City-
North Hills | Council District: 7
Location: 9041 Noble Avenue
Expiration Date: 5-24-06
Appeal Status: Appealable to Council |
|---|--|

Public Hearing completed on December 16, 2005.

Pursuant to procedures set forth in Section 11.5.8 of the Municipal Code, a **General Plan Amendment** (Periodic Plan Review for Window No. 153, Geographic Area 1) to the Mission Hills-Panorama City-North Hills Community Plan from Low Density Residential to Low Medium I Density Residential; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from RA-1 (Suburban Zone) to RD3-1 (Restricted Density Multiple Dwelling Zone), for the proposed demolition of a single family dwelling and construction of 10 townhouse-style condominium units, two-stories in height, with 20 garage parking spaces for residents, and 3 uncovered guest parking spaces on a 30,000 square foot lot. Note: (A Tentative Tract Map for condominium purposes has yet to be filed and will require a separate public notice and hearing before the Advisory Agency at a later date).

Applicant: Yoseph Krayndler

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO (T)(Q)RD5-1 AND APPROVAL OF THE GENERAL PLAN AMENDMENT TO LOW MEDIUM I DENSITY RESIDENTIAL.
Madhu Kumar, (213) 978-1169.

END CONSENT

5. **CPC-2004-5209-GPA-ZC-ZV-ZAD** **Council District:** 7
CEQA: ENV-2004-4116-MND **Location:** 14727 Plummer Street
Plan: Mission Hills-Panorama City- **Expiration Date:** 5-24-06
North Hills **Appeal Status:** Appealable to Council

Public Hearing completed on December 16, 2005.

Pursuant to Section 11.5.8 of the Municipal Code a **General Plan Amendment** (Periodic Plan Review for Window No. 145, Geographic Area 1) to the Mission Hills-Panorama City-North Hills Community Plan from Low Density Residential to Low Medium 1 Density Residential; and

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

Pursuant to Section 12.27 a **Variance** from the following:

- a. Section 12.21.A.6 to permit two guest parking spaces to be located in the front yard setback as is otherwise not permitted;
- b. Section 12.21.G.2 to permit a portion of the required usable open space to be located in the front yard setback as is otherwise not permitted; and

Pursuant to Section 12.24.X.7 of the Municipal Code, a **Wall/Fence Height Determination** from Section 12.21.C.1(g) to permit a 6 foot high masonry block wall within the front yard setback in-lieu of the maximum 3 ½ foot height permitted, for the proposed demolition of two single family dwellings and associated buildings and construction of 36 detached condominium units, 2 stories, approximately 23 feet six inches in height, with 72 covered parking spaces for residents, and 36 uncovered guest parking spaces, on a 130,680 square foot lot. (Note: A Tentative Tract Map for condominium purposes has yet to be filed and will require a separate public notice and hearing before the Advisory Agency at a later date.)

Applicant: Daniel Singh, RAD Development Corp.

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO (T)(Q)RD3-1 AND THE GENERAL PLAN AMENDMENT TO LOW MEDIUM I DENSITY RESIDENTIAL AND APPROVAL OF THE VARIANCES AND DETERMINATION SUBJECT TO CONDITIONS. Madhu Kumar, (213) 978-1169.

6. **CPC-2004-4984-GPA-ZC** **Council District: 6**
CEQA: ENV-2004-3940-MND-REC **Location:** 9100 and 9013 North Telfair Avenue
Plan: Sun Valley-La Tuna **Expiration Date:** 2-23-06
Appeal Status: Appealable to Council

Public Hearing completed on December 19, 2005.

Pursuant to Section 11.5.8 of the Municipal Code, a **General Plan Amendment** (Periodic Plan Review for Window No. 145, Geographic Area 1) to the Sun Valley-La Tuna Canyon Community Plan from Multifamily Low Medium I (corresponding zones: R2, RD3, RD4, RD5, and RD6) to Multifamily Low Medium II (corresponding zones: RD2 and RD1.5); and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from RD5-1 (Restricted Density Multiple Dwelling Zone, 5,000 square ft. minimum lot area per dwelling unit) to RD1.5-1 (Restricted Density Multiple Dwelling Zone, 1,500 square ft. minimum lot area per dwelling unit), for the proposed demolition of a single family dwelling to allow for the construction of 16 single-family dwellings, pursuant to the Small Lot Subdivision Ordinance (Ord. No. 176,354). Homes are proposed to be two and three stories in height with, 40 parking spaces for the residents (in garages) and 12 spaces for guests, on an approximately 31,064 square foot lot. (Note: A Tentative Tract Map and a Zone Variance to permit guest parking in the rear yard have yet to be filed and will require a separate public notice and hearing before the Advisory Agency, at a later date.)

Applicant: Adel K and Virginia B. El-Sahn

STAFF RECOMMENDS DISAPPROVAL OF THE GENERAL PLAN AMENDMENT;
APPROVAL OF THE ZONE CHANGE TO (T)(Q)RD3-1.
Robert Z. Duenas, (818) 374-5072

7. **CPC-2005-3881-GPA-ZC and** **Plan:** Sunland-Tujunga-Lake View Terrace-Shadow
ZA-2005-5588-ZAA Hills-East La Tuna Canyon
CEQA: ENV-2004-3988-MND

Council District: 7

Location: 11942 Terra Bella Street and
11349 Hunnewell Avenue

Expiration Date: 05-24-06

Appeal Status: Appealable to City Council.

Public Hearing completed on December 16, 2005.

Pursuant to Section 11.5.8 of the Municipal Code a **General Plan Amendment** (Periodic Plan Review for Window No. 153, Geographic Area 1) to the Sunland-Tujunga-Shadow Hills-Lakeview Terrace-East La Tuna Canyon Community Plan from Low Density Residential to Low Medium 1 Density Residential; and

Pursuant to Section 12.32 of the Los Angeles Municipal Code, a **Zone Change** from A2-1 (Agricultural Zone) to RD3-1 (Restricted Density Multiple Dwelling Zone); and

Pursuant to Section 12.28A of the Municipal Code, an **Area Adjustment** from Section 12.09.1.B.4 for the following:

- a. To allow 5,000 square feet of lot area for Lot Numbers 1 through 5 in lieu of the minimum 6,000 square feet required; and
- b. To allow a reduced lot area of 60,880 square feet in lieu of the required minimum 66,000 square feet of lot area necessary to permit the construction of 22 units in the RD3 zone, for the following proposed project:

Demolition of a single family dwelling and construction of 22 detached condominium units, and 5 single family dwellings. The condominium units will be 2 and 3 stories, with variable heights from 25 feet to a maximum of 32 feet, 5 inches, with 55 parking spaces, including 44 garage parking spaces for the residents and 11 uncovered guest parking spaces, on a 60,880 square foot lot. The single family dwellings will be 2 stories, 25 feet in height, with 3 garage parking spaces, on 5 lots of approximately 5,000 square feet each. (Note: A separate case, Vesting Tentative Tract No. 62519, has been filed for condominium and subdivision purposes, which will require a separate notice and public hearing before the Advisory Agency).

Applicant: Simon Chang, Goodrich Valley LLC

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO (T)(Q)RD3-1 AND APPROVAL OF THE GENERAL PLAN AMENDMENT TO LOW MEDIUM I DENSITY RESIDENTIAL; APPROVAL OF THE AREA ADJUSTMENT TO ALLOW 5,000 SQ. FT. OF LOT AREA FOR LOT NUMBERS 1 THROUGH 5, SUBJECT TO CONDITIONS; AND DISAPPROVAL OF THE AREA ADJUSTMENT TO ALLOW A REDUCED LOT AREA OF 60,880 SQ. FT. NECESSARY TO PERMIT THE CONSTRUCTION OF 22 UNITS IN THE RD 3 ZONE.

Madhu Kumar, (213) 978-1169

8. **CPC-2005-3166-GPA-ZC**

CEQA: ENV-2004-4098-MND

Plan: Northridge

Council District: 12

Location: 8817-8823 Amigo Avenue

Expiration Date: 05-24-06

Appeal Status: Appealable to City Council

Public Hearing completed on December 16, 2005.

Pursuant to Section 11.5.8 of the Los Angeles Municipal Code, a General Plan Amendment (Periodic Plan Review for Window No. 145, Geographic Area 1) Northridge Community Plan from Low II Residential to Limited Industrial; and

Pursuant to Section 12.32 of the Municipal Code, a Zone Change from R1-1 (One-Family Zone) M1-1 (Limited Industrial Zone), for the proposed demolition of one single family dwelling, renovation of two existing buildings and construction of a new 2,500 square foot building for automotive repair and warehouse use on a 20,433.8 net square foot lot. The applicant proposes to provide 9 on-site parking spaces for the proposed use. Proposed hours of operation are 8 a.m. to 6 p.m., Monday through Saturday.

Applicant: Aeylin Telemi, Oceanic Import Cars

STAFF RECOMMENDS DISAPPROVAL.

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

AFTER 10:00 AM

9. **CPC-2005-6118-VCU-SPR**
CEQA: ENV-2004-164-EIR
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 11023 Lurline Avenue
Expiration Date: 02-23-06
Appeal Status: Appealable to City Council

CONTINUED FROM JANUARY 26, 2006.

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.

Daniel Scott, (818) 374-5089

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