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**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 23, 2006, 8:30 A.M.**

NEW LOCATION ►►► VAN NUYS CITY HALL ◀◀◀ NEW LOCATION

**14410 SYLVAN STREET
COUNCIL CHAMBER, 2ND FLOOR
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

S. Gail Goldberg, 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. 9

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 agenda 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 agenda item 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

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.

4. **CPC-2004-4984-GPA-ZC**
CEQA: ENV-2004-3940-MND-REC
Plan: Sun Valley-La Tuna

Council District: 6
Location: 9100 & 9013 North Telfair Ave.
Expiration Date: (Extended)
Appeal Status: ZC appealable to Council
by applicant if disapproved.

CONTINUED FROM 2-23-06

Public Hearing completed on February 23, 2006.

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

APPLICANT AND COUNCIL OFFICE REQUEST A CONTINUANCE TO APRIL 27, 2006.
STAFF RECOMMENDS APPROVAL OF THE CONTINUANCE REQUEST.
Robert Z. Duenas, (818) 374-5072

5. **CPC-2004-5209-GPA-ZC-ZV-ZAD**

CEQA: ENV-2004-4116-MND

Plan: Mission Hills-Panorama City-
North Hills

Council District: 7

Location: 14727 Plummer Street

Expiration Date: 5-24-06

Appeal Status: ZC appealable by applicant if disapproved; ZV appealable if granted, ZAD appealable to Council

CONTINUED FROM 2-23-06.

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-2005-7582-CU**

CEQA: ENV-2005-7583-MND

Plan: Chatsworth-Porter Ranch

Council District: 12

Location: 19809 Nordhoff Place

Expiration Date: 3-25-06

Appeal Status: Appealable to Council.

Public Hearing completed on February 10, 2006.

Pursuant to Section 12.24 U 24 of the Municipal Code, a **Conditional Use** to permit the continued use and maintenance of an existing private high school in the MR2 -1 zone. The school currently serves grades 9 and 10, and is approved under case No. ZA 2004-6141 (ZV), for an enrollment of a maximum of 140 students, 14 teachers, ten administrators, with 8 classrooms and 73 parking spaces, on a 101,494.8 square foot portion of a 475,239.6 square foot lot. The school will operate from 7 am to 7 pm, Monday through Friday. No new construction is proposed.

Applicant: James Skrumbis, Sierra Canyon High School Foundation

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.

Madhu Kumar, (213) 978-1169

7. **CPC-2004-4569-ZC-ZAD**

CEQA: ENV-2004-4570-MND

Plan: Arleta-Pacoima

Council District: 7

Location: 12880 Filmore Street & 11330 Glenoaks Blvd.

Expiration Date: 3-25-06

Appeal Status: Appealable to City Council

Public Hearing completed on December 1, 2005.

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from RA-1 to RD3-1 and RD1.5, incident to a 4-lot subdivision in connection with related Tentative Tract No. 61190, and

Pursuant to Section 12.24-X.7, a **Determination** to permit a wall height of 6 feet in the required front yard of Lots 2 and 3 of related Tentative Tract No. 61190, in lieu of the maximum permitted 42 inches, for a 4-lot subdivision to maintain an existing single-family dwelling on Lots 1 and 4, and 21 new detached residential condominium units on Lot 2, and 9 new detached residential condominium units on Lot 3 of related Tentative Tract No. 61190, on a 3.11 net acre lot.

Applicant: Jim Brewer, Spiegel Development

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO (T)(Q)RD3-1 AND (T)(Q)RD1.5-1, AND APPROVAL OF THE DETERMINATION SUBJECT TO CONDITIONS. Fernando Tovar, (213) 978-1349.

8. **CPC-2005-7484-ZC-GPA**

CEQA: ENV-2004-3860-MND (REC)

Plan: Sun Valley-La Tuna Canyon

Council District: 6

Location: 7401-7405 North Lankershim Blvd.

Expiration Date: 7-3-06

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

Public Hearing completed on January 17, 2006.

Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code, a **General Plan Amendment** (Periodic Plan Review Window No. 153, Geographic Area 1) to the Sun Valley-La Tuna Canyon Community Plan from Medium Residential and Neighborhood Commercial to Community Commercial; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from C2-1VL and R3-1 to RAS4-1VL (Residential/Accessory Service Zone), for the proposed demolition of existing commercial buildings for the construction, use, and maintenance of a mixed-use project consisting of 89 residential condominium units, and 4,000 square feet of ground floor retail/commercial in a five story, 50-feet in height building. The proposed project will have two levels of subterranean parking for 219 parking spaces (203 for residents and guests, 16 spaces for the commercial use). The site is 41,121 net square feet.

Applicant: Shlomi Asiss, JAS Holdings, LLC

STAFF RECOMMENDS APPROVAL OF THE GENERAL PLAN AMENDMENT TO COMMUNITY COMMERCIAL AND APPROVAL OF (T)(Q)RAS4-1VL.
Jim Tokunaga, (213) 978-1172.

9. **CPC-2006-1613-GPA**

CEQA: ENV-2006-1614-ND

Plan: Reseda-West Van Nuys,
Mission-Hills-Panorama
City-North Hills & Northridge

Council Districts: 3, 6, 7 and 12

Location: Various

Expiration Date: N/A

Appeal Status: N/A

PUBLIC HEARING

Amend the Highways and Freeways Plan and the Reseda-West Van Nuys Community Plan to **redesignate the section of Saticoy Street** between Hayvenhurst Avenue and Van Nuys Airport from a Secondary Highway to a Collector Street; and

Amend the Reseda-West Van Nuys, Mission Hills- Panorama City-North Hills and Northridge community plans to **insert language from the Van Nuys Airport Master Plan** entitled "Runway Protection Zone Off Airport" **into the text of the three community plans.**

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL.
Marc Woerschling, (213) 978-1396.

The next regular meeting of the City Planning Commission
will be held at 8:30 a.m. on Thursday, April 13, 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.