

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 25, 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 Nos. 6 and 7.

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
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.

4. [CPC-2005-9211-ZC-SPE-SPPA-SPP-SPR](#)
[CEQA: ENV-2005-9197-MND](#)
Plan: North Hollywood-Valley Village

Council District: 2
Location: 12004-12026 Riverside Drive
Expiration Date: 6-5-06
Appeal Status: ZC appealable to City Council by applicant, if disapproved. SPE, SPPA, SPP & SPR appealable to City Council by any aggrieved party.

Public Hearing completed March 21, 2006.

Pursuant to Section 12.32.Q of the Los Angeles Municipal Code, a **Vesting Zone Change** from C2-1VL(Commercial Zone), P-1 (Parking Zone), and R1-1 (Single Family Zone) to R3-1 (Multiple Dwelling Zone) and

Pursuant to Section 11.5.7.F of the Municipal Code, a **Specific Plan Exception** from the following sections of the Valley Village Specific Plan (Ordinance 168,613):

- a. 6.A.1.a to permit a balcony or other opening onto a hallway or public stairway at a height above 26-feet which is otherwise not permitted when adjacent to a RW1 or more restrictive zone,
- b. 6.A.1.b to permit balcony guardrails on a building facing an RW1 or more restrictively zoned lot;
- c. 6.C.2 to permit less than 50% of all open areas to be landscaped in lieu of the minimum 50% required;
- d. 9.B.1 to permit a zero-foot landscape buffer adjacent to a single family zone or uses in lieu of the minimum five-foot landscape buffer required;
- e. 9.C.1 to permit existing trees above five-feet in height to be removed in lieu of requiring these non-fruit bearing mature trees to be incorporated into the project;
- f. 9.E.1.c to permit less than the minimum 50% of the required front and rear yard to be planted; and

Pursuant to Section 11.5.7.E of the Municipal Code, a **Project Permit Adjustment** to permit a building height of 39-feet six-inches in lieu of the maximum 36-feet height limit of the Specific Plan with the additional height for architectural design elements only; and

Pursuant to Section 11.5.7.C of the Municipal Code, **Project Permit Compliance Review** with the Valley Village Specific Plan; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** for a project consisting of more than 50 dwelling units, for the proposed demolition of an existing plant nursery and three single family residences for the construction, use, and maintenance of a 94-unit residential condominium structure. The building will be three stories above one level of subterranean parking garage with a maximum height of 39-feet, 6-inches. Parking will include 188 tandem parking spaces for the residents, 47 guest parking spaces (including 2 handicap parking spaces). The site is 81,731 net square feet.

Applicant: Valley Village 96 Ventures

STAFF RECOMMENDS DISAPPROVAL AS FILED; APPROVAL OF THE ZONE CHANGE TO (T)(Q)R3-1 AND THE SPECIFIC PLAN EXCEPTIONS SUBJECT TO CONDITIONS; DISAPPROVAL OF THE PROJECT PERMIT ADJUSTMENT, PROJECT PERMIT COMPLIANCE REVIEW AND THE SITE PLAN REVIEW FINDINGS.

Jim Tokunaga, (213) 978-1470.

5. [CPC-2005-7950-ZC-ZAA-SPR](#)
[CEQA: ENV-2005-7821-MND](#)
Plan: Van Nuys-North Sherman
Oaks

Council District: 2
Location: 13604 West Sherman Way
Expiration Date: 5-27-06
Appeal Status: ZC appealable to City Council by applicant if disapproved; ZAA and SPR appealable to City Council by any aggrieved party.

Public Hearing completed on March 7, 2006.

Pursuant to Section 12.32.I of the Los Angeles Municipal Code, a **Zone Change** from C1-1VL (Commercial Zone) and P-1VL (Parking Zone) to RAS4-1VL (Residential Accessory Services Zone); and

Pursuant to Section 12.28.A of the Municipal Code, a **Height Adjustment** to permit a 55-foot in height building in lieu of the maximum 50-foot height limit of the RAS4 Zone; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** for a project consisting of more than 50 dwelling units, for the proposed demolition of an existing auto body repair shop for the construction, use, and maintenance of a 52-unit condominium complex, 55-feet in height with 4,000 square feet of ground floor retail, and 121 parking spaces. The site is 26,644 net square feet.

Applicant: Secured Valley Real Estate, LLC

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO (T)(Q)RAS4-1VL AND DISAPPROVAL OF THE HEIGHT ADJUSTMENT AND THE SITE PLAN REVIEW FINDINGS.

Jim Tokunaga, (213) 978-1470

6. [TENTATIVE TRACT 64431-1A](#)
[CEQA: ENV-2005-6332-CE](#)
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 8735 Independence Avenue.
Expiration Date: 5-25-06.
Appeal Status: Appealable to City Council by any aggrieved party.

PUBLIC HEARING

Appeal from part of the decision by the Deputy Advisory Agency in approving TT-64431, for a one-lot subdivision to convert 100 apartment units to 100 residential condominium units.

Applicant: DLGP Independence, LLC
Appellant: Same

STAFF RECOMMENDS DENY THE APPEAL.
Fernando Tovar, (213) 978-1349

7. [VEST.TENTATIVE TRACT 62966-1A](#)

[CEQA: ENV-2005-8561-CE](#)

Plan: Reseda-West Van Nuys

Council District: 3

Location: 19330 West Saticoy Street

Expiration Date: May 26, 2006

Appeal Status: Appealable to City Council by any aggrieved party.

PUBLIC HEARING

Appeal from the entire decision by the Advisory Agency in disapproving Vesting Tentative Tract No. 62966, for a one-lot subdivision to convert 66 apartment units to 66 residential condominium units.

Applicant: C. F. Saticoy Limited Partnership

Appellant: Same

STAFF RECOMMENDS DENY THE APPEAL.

Jack Chiang, (818) 374-5045

8. [CPC-2005-7659-CU-ZV-SPR](#)

[CEQA: ENV-2005-7660-MND](#)

Plan: Arleta-Pacoima

Council District: 7

Location: 12820 W. Foothill Boulevard

Expiration Date: 6-3-06

Appeal Status: Appealable to City Council by any aggrieved party.

Public Hearing held on April 17, 2006.

Pursuant to Section 12.24 U 24 of the Municipal Code, a **Conditional Use** for the establishment of two middle schools and one high school in a portion of an existing building in the M1-1 and P-1 Zone; and

Pursuant to Section 12.27 of the Municipal Code, a **Variance**, from Section 12.21 A 4 (e) to permit 116 parking spaces in lieu of the minimum 134 spaces required; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** findings for projects involving a change of use that results in a net increase of 1,000 or more average daily trips, for the proposed use and maintenance of a 73,000 square foot portion of an existing 83,500 square foot warehouse and existing health clinic, with a proposed 500 square foot addition, for a high school and two middle schools, for a total of three charter schools serving grades 6 through 12, with a maximum enrollment of 1,100 students during any one school year.

Applicant: Glen R. Pierce, President and CEO, PCSD Foothill, LLC

STAFF RECOMMENDS APPROVAL OF THE CONDITIONAL USE SUBJECT TO CONDITIONS; DISAPPROVAL OF THE VARIANCE (REQUEST WITHDRAWN BY APPLICANT) AND APPROVAL OF THE SITE PLAN REVIEW DETERMINATION.

Franklin N. Quon, (818) 374-5036.

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