

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 22, 2006, 8:30 A.M.**

**Note Venue Change ► 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

S. Gail Goldberg, 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. 4, 8 AND 10.

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.

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. [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.

CONTINUED FROM 5-25-06

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

APPLICANT REQUESTS CONTINUANCE TO JULY 27, 2006.
Fernando Tovar, (213) 978-1349

5. [CPC-2005-0389-ZC-CU-ZV](#)
[CEQA: ENV-2005-0390-MND](#)
Plan: Wilshire

Council Districts: 5
Location: 1042-1062 S. Robertson Boulevard
Expiration Date: 6-8-06
Appeal Status: ZC appealable by applicant, if disapproved; CU AND ZV (if granted) appealable by any aggrieved person.

CONTINUED FROM 6-08-06.

Public Hearing completed on March 20, 2006.

Pursuant to Section 12.32, a **Zone Change** from [Q]C2-1-O (Qualified Commercial Zone) to C1-1-O (Limited Commercial Zone); and

Pursuant to Section 12.24 U 24, of the Municipal Code, a **Conditional Use** to permit expansion of an existing private school, elementary and high (pre-kindergarten through 8th Grade), in the C1 zone; and

Pursuant to Section 12.24 W 9, a **Conditional Use** for a Synagogue in the C1 Zone; and

Pursuant to Section 12.24 W 27, a **Conditional Use** for a Commercial Corner Development

with deviations from the following development standards:

- a. Section 12.22 A 23 (a)(1) to allow a 54-foot high building in lieu of the maximum 45 feet permitted;
- b. Section 12.22 A 23 (a)(3) to allow less than 50 percent transparent windows on the exterior walls that front on adjacent streets in lieu of the minimum 50 percent required;
- b. Section 12.22 A 23 (a)(4) to allow tandem parking as is otherwise not permitted;
- c. Section 12.22 A 23 (a)(8) to allow development of the project without a masonry wall along lot lines which are across an alley from a residential zone in lieu of the minimum required 6-foot high masonry wall; and
- d. Section 12.22 A 23 (a)(10) to permit a landscape setback of zero feet in lieu of the minimum 5-foot landscaped setback required; and

Pursuant to Section 12.24 W 19, a **Conditional Use** for floor area ratio averaging in a Unified Development, which would permit the project floor area ratio to be calculated on the combined area of the entire site (10 lots) rather than on each individual lot; and

Pursuant to Section 12.27 of the Municipal Code, a **Variance** to permit a minimum of 80 parking spaces in lieu of 169 parking spaces otherwise required, for the proposed continued use and expansion of the existing synagogue and Kabbalah Learning Center on a 36,444 square foot site, and demolition and rebuilding of the existing private school, which will include construction of a new 4-story (54-foot high), 38,240 square foot building with a minimum 80-space subterranean parking garage. The school will serve approximately 320 students ranging from preschool to 8th grade, Monday through Friday. The Kabbalah Learning Center provides adult religious education on weekday evenings and religious services in the synagogue on Friday evenings and Saturday mornings, as well as on Jewish holidays.

Applicant: Kabbalah Centres of the United States, Inc.
Sarah Yardeni, Director

STAFF RECOMMENDS CONTINUANCE TO JULY 27, 2006.
Jon Foreman, (213) 978-1171.

END CONSENT

6. [CPC-2005-9489-GPA-ZC-BL](#)
[CEQA: ENV-2005-7086-MND](#)
Plan: Encino-Tarzana

Council District: 5
Location: 5021-5041 Balboa Blvd.
Expiration Date: 9-20-06
Appeal Status: ZC & BL appealable to City Council by applicant if disapproved; GPA not appealable.

Public Hearing completed on May 5, 2006.

Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code, a **General Plan Amendment** (Periodic Plan Review for Window No. 156, Geographic Area 4) to the Encino-Tarzana Community Plan from Low II Density Residential to Medium Density Residential;

and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from R1-1 (One Family Zone) to (T)(Q)R3-1 (Medium Density Multiple Dwelling Zone); and

Pursuant to Section 12.32.R of the Municipal Code, a **Building Line Removal** of a 20-foot building line established by Ordinance No. 106,262 on the west side of Balboa Boulevard, for the proposed demolition of 3 single family dwellings and **development of 33 residential condominium units**, 4 stories, a maximum of 45 feet in height, with 66 resident parking spaces, 16 guest parking spaces, and an additional 6 non-allocated parking spaces for a total of 88 parking spaces, on a 27,007.2 square foot lot. Note: (Tentative Tract Map 64625 for condominium purposes has been filed and will require a separate public notice and hearing before the Advisory Agency at a later date).

Applicant: Balboa Grand, LLC

STAFF RECOMMENDS APPROVAL OF THE GENERAL PLAN AMENDMENT TO MEDIUM DENSITY RESIDENTIAL; APPROVAL OF THE ZONE CHANGE TO (T)(Q)R3-1 AND APPROVAL OF THE BUILDING LINE REMOVAL.

Madhu Kumar, (213) 978-1162

7. [CPC-2006-1912-ZC-GPA](#)
[CEQA: ENV-2004-3057-MND](#)
Plan: Reseda-West Van Nuys

Council District: 3
Location: 7748-7754 N. Tampa Avenue
Expiration Date: 10-25-06
Appeal Status: ZC appealable by applicant, if disapproved.

Public Hearing completed on May 1, 2006.

Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Reseda-West Van Nuys Community Plan from Very Low I density Residential to Low density Residential; and

Pursuant to Section 12.32 of the Municipal Code, a Zone Change from RA-1 (Suburban Zone) to RS-1 (Suburban Zone), for the proposed demolition of one-single family residence and construction of five new 2-story, approximately 26 feet in height, single family homes with each home having an attached two-car garage. (Note: A separate case, TT 61585 has been filed for subdivision purposes and will require a separate public hearing before the Advisory Agency).

Applicant: Munira Bhaijeewala

STAFF RECOMMENDS DISAPPROVAL.
Franklin N. Quon, (818) 374-5036.

AFTER 11:00 A.M.

8. [CPC-2006-5122-ICO](#)
[CEQA: ENV-2006-5123-CE](#)
Plan: Hollywood
- Council District:** 5
Location: Various
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Establishment of an Interim Control Ordinance (ICO) to temporarily prohibit the issuance of building permits for any structure greater than 35 feet in height, and structures without a minimum 15 foot setback on any side of a building that is adjacent to any R1 zoned lot, for those R3 and R4 zoned properties within the ICO boundary generally bounded by La Cienega Boulevard, Melrose Avenue, Harper Avenue and the City of West Hollywood.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED INTERIM CONTROL ORDINANCE.

Kevin Keller, (213) 978-1211

9. [CPC-2005-0855-GPA-ZC](#)
[CEQA: ENV-2004-7910-MND](#)
Plan: Sunland-Tujunga-Lakeview
Terrace-Shadow Hills-East
La Tuna Canyon
- Council District:** 7
Location: 11887 Terra Vista Way
Expiration Date: 9-22-06
Appeal Status: ZC appealable by applicant if disapproved. GPA not appealable.

Public Hearing held on July 22, 2006.

Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code, a **General Plan Amendment** (Periodic Plan Review for Window No. 149, Geographic Area 1) to the Sunland-Tujunga-Lakeview Terrace-Shadow Hills-East La Tuna Canyon Community Plan from Minimum Density Residential to Low Density Residential; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from A2-1 (Agricultural Zone) to (T)(Q)RD6-1 (Restricted Density Multiple Dwelling Zone); for the proposed construction of 78 two-story single family dwellings, approximately 26 feet in height, with attached 2-car garages for each dwelling plus 43 guest parking spaces (199 total parking spaces) on a 36.62 acre parcel (Note: A separate case will be filed for condominium purposes which will require a separate public hearing before the Advisory Agency).

Applicant: Mark Handel, MWH Development

STAFF RECOMMENDS APPROVAL OF THE GENERAL PLAN AMENDMENT TO LOW DENSITY RESIDENTIAL; APPROVAL OF THE ZONE CHANGE TO (T)(Q)RD6-1.

AFTER 1:00 P.M.

10. [CPC-2006-3536-CA](#)
[CEQA: ENV-2006-3552-CE](#)
Plan: All

Council District: All
Location: Citywide
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Proposed Ordinance (Exhibit A) amending Sections 12.21A7 (General Provisions) and 12.22 C20(j) (Exceptions) of the Los Angeles Municipal Code (LAMC), pertaining to agricultural and residential signage found to be "content-based discrimination" pursuant to the Court's ruling in *People vs. Cripps* (County of Los Angeles Superior Court Case No. 3CR12109).

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE (EXHIBIT A).
Jane Blumenfeld, (213) 978-1372.

11. [CPC-2005-3163-ZC-GPA-HD-SPE-ZV-ZAD-SPP-SPR](#)
[CEQA: ENV-2005-2902-MND](#)
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 20600 W. Ventura Blvd.
Expiration Date: 10-25-06
Appeal Status: ZC & HD appealable by applicant if disapproved. SPE, ZAD, SPP, SPR, and ZV, if granted, are appealable to City Council by any aggrieved party. GPA not appealable.

Public Hearing held on May 1, 2006.

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** (Periodic Plan Review for Window No. 156, Geographic Area 4) to the Canoga Park-Winnetka Woodland Hills-West Hills Community Plan from Low Medium II Density Residential to Limited Commercial, for the southerly portion of the property; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from C4-1VLD (Commercial Zone), CR-1VL-D (Limited Commercial Zone), and RE11-1 (Residential Estate Zone) to RAS4-1 (Residential/Accessory Service Zone); and

Pursuant to Section 12.32 of the Municipal Code, a **Height District Change** from Height District 1VL (3 stories or 45 feet maximum height) to Height District 1 (unlimited height); and

Pursuant to Section 11.5.7.F of the Municipal Code, an **Exception** from the following Sections of the Ventura-Cahuenga Corridor Specific Plan (Ordinance No. 174,052):

- a. Section 6.B.3 to permit a floor area ratio of approximately 1.52:1, in lieu of the maximum 1.00:1 floor area ratio permitted in the Neighborhood and General Commercial Plan Designation;
- b. Section 7.A.3.a.3.i. to permit the required minimum 18 inch front yard setback to be paved with decorative materials in lieu being landscaped as otherwise required;
- c. Section 7.A.3.a.3.ii to permit a front yard setback of approximately 25 feet to 80 feet in lieu of the maximum 20 feet permitted for a minimum of 50 percent of the width of the lot and maximum 60 foot front yard setback permitted for the remaining 50 percent of the width of the lot;
- d. Section 7.A.3.a.3.b to permit 50 foot and 105 foot side yards in lieu of the maximum 29 foot side yard otherwise permitted; and
- e. Section 7.E.1.e.2 to permit a 110 foot high building in lieu of the maximum 30 feet permitted; and

Pursuant to Section 12.27 of the Municipal Code, a **Variance** from the following provisions of the Municipal Code:

- a. Section 12.11.5.B.4 to permit two monument signs in addition to the one wall mounted sign permitted for each commercial tenant in the RAS4 Zone; and
- b. Section 12.11.5.C.1 to permit an 18 inch front yard setback in lieu of the minimum 5 feet required; and

Pursuant to Section 12.24.X.26 of the Municipal Code, a **Retaining Wall Determination** from Section 12.21 C.8 to permit seven retaining walls varying in height between two and 12 feet which would exceed the maximum of either one 12 foot or two 10 foot high retaining walls permitted per lot; and

Pursuant to Section 11.5.7.C of the Municipal Code, a **Project Permit Compliance** determination with the Ventura-Cahuenga Corridor Specific Plan; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** findings for projects which create 50 or more dwelling units, for the proposed demolition of an existing church with several ancillary buildings, totaling 48,047 square feet, and the **construction of a mixed use development** with 17,688 square feet of commercial/retail ground floor area, 340 residential condominium units, located in a 5-building complex containing 4 stories, 110 feet in height as measured from the Ventura Boulevard frontage (height of the buildings will be approximately 60 to 75 feet measured from adjacent grade), with 680 resident parking spaces, 170 guest parking spaces, and 92 commercial parking spaces, located in 2 levels of subterranean parking. The project will have a total of 552,786 square feet of floor area, on a 396,269 square foot lot. (Note: A separate case, Vesting Tentative Tract No. 62601, has been filed for lot merger and condominium purposes, which will require a separate public hearing before the Advisory Agency.)

Applicant: Scott Dinovitz, Chalk Hill Ventures, LLC

STAFF RECOMMENDS APPROVAL OF THE GENERAL PLAN AMENDMENT TO LIMITED COMMERCIAL; APPROVAL OF THE ZONE CHANGE TO (T)(Q) RAS4-1;

APPROVAL OF THE HEIGHT DISTRICT CHANGE TO 1; APPROVAL OF THE SPECIFIC PLAN EXCEPTION SUBJECT TO CONDITIONS; APPROVAL OF THE VARIANCE PERMITTING TWO MONUMENT SIGNS, SUBJECT TO CONDITIONS; DISAPPROVAL OF THE VARIANCE TO PERMIT AN 18 INCH FRONT YARD SETBACK; APPROVAL OF THE DETERMINATION AND PROJECT PERMIT COMPLIANCE SUBJECT TO CONDITIONS; AND APPROVAL OF THE SITE PLAN REVIEW FINDINGS.
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, July 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.