

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JULY 27, 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, 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 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 of 10 days prior to the meeting.
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. [TENTATIVE TRACT 64431-1A](#)
CEQA: ENV-2005-6332-CE
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 8735 Independence Avenue.
Expiration Date: Extended to 7-27-06.
Appeal Status: Appealable

CONTINUED FROM 5-25-06 & 6-22-06.

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

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

5. [CPC-2006-127-ZC-CU-PAD-SPR](#)
CEQA: ENV-2006-128-MND
Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3
Location: 20140 Sherman Way
Expiration Date: 7-27-06
Appeal Status: Appealable

Public Hearing completed June 2, 2006.

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from C2-1VL (Commercial Zone) and P-1VL (Automobile Parking Zone) to C2-1VL (Commercial Zone) and;

Pursuant to Section 12.24 W 50 of the Municipal Code, a **Conditional Use** to permit construction of a storage facility for household goods located within 500 feet of a residential zone and;

Pursuant to Section 12.24 M of the Municipal Code a **Plan Approval** for a deemed-approved conditional use site to permit alterations to an existing storage facility for household goods and;

Pursuant to Section 16.05 F of the Municipal Code, **Site Plan Review** findings for projects which result in an increase of 50,000 square feet or more of nonresidential floor area for the proposed demolition of an existing 10,363 square foot self storage building located on the southwest corner of the site, and construction of a new approximately 64,913 square foot self storage building in roughly the same location varying in height from approximately 23

feet to 41-½ feet. The project also proposes to add architectural features approximately 33 feet, 8 inches in height to the facade of two buildings fronting onto Sherman Way, which are to remain, and will provide 79 parking spaces on a 131,125 square foot lot. The proposed overall development of the site will total approximately 158,347 square feet of building floor area, resulting in a net increase of approximately 54,545 square feet over the existing building floor area.

Applicant: Public Storage, Inc., Jim Fitzpatrick

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO (T)(Q) C2-1VL; APPROVAL OF THE CONDITIONAL USE SUBJECT TO CONDITIONS; AND APPROVAL OF THE PLAN APPROVAL AND SITE PLAN REVIEW FINDINGS.
Dan Scott, (818) 374-5068

6. [CPC-2004-7122-SPE-SPPA-SPP-SPR](#)
CEQA: ENV-2004-7123-MND
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 5
Location: 15214-15222 Ventura Blvd.
Expiration Date: 7-27-06
Appeal Status: Appealable

Public Hearing completed June 1, 2006.

Pursuant to Section 11.5.7.F of the Municipal Code, a **Specific Plan Exception** from Section 6.B.4 of the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance Numbers 166,560, 171,240 and 174,052) to permit a floor area ratio of approximately 3.6:1 in lieu of the maximum 1.5:1 permitted for projects within the Regional Commercial plan designation east of the San Diego Freeway and;

Pursuant to Section 11.5.7.E of the Municipal Code, a **Specific Plan Project Permit Adjustment** from the following Sections of the Ventura/Cahuenga Boulevard Corridor Specific Plan:

- a. Section 7.E.1(b)(4) to permit a maximum height of 82 feet, 5 inches, including roof top projections in lieu of the maximum 75 feet permitted and;
- b. Section 7.B.1 to permit 82% lot coverage in-lieu of the maximum 75 percent of the lot area permitted and;

Pursuant to Section 11.5.7.C of the Municipal Code, a **Project Permit Compliance** with the Ventura/Cahuenga Boulevard Corridor Specific Plan 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 of a **Mixed Use Project**, having a total of approximately 75,000 square feet of floor area, including approximately 70,410 square feet of residential uses composed of 50 condominium units above approximately 4,590 square feet of ground level commercial/retail uses. The mixed use development will be six stories with a 75 foot high building and 7 feet 5 inches for rooftop projections for a total of 82 feet, 5 inches in height, with five levels of residential units above one level of ground floor commercial

uses. The proposed project will provide a total of 133 parking spaces, including 115 spaces dedicated for the residential occupants and guests, and 18 spaces for the commercial/retail uses, in the C2-2 Zone.

Applicant: Kevin McDonnell, Esq., Jeffer, Mangels, Buttler & Marmaro LLP

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Dan Scott, (818) 374-5068

7. [CPC-2005-0389-ZC-CU-ZV](#) **Council Districts:** 5
[CEQA: ENV-2005-0390-MND](#) **Location:** 1042-1062 S. Robertson Boulevard
Plan: Wilshire **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 & 6-22-06.

LIMITED PUBLIC HEARING CANCELLED.

This case has been taken off calendar. No action required by the Commission.

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

Jon Foreman, (213) 978-1171.

8. [**CPC-2005-4972-ZC-GPA**](#) **Council District:** 4
CEQA: ENV-2005-4973-ND **Location:** Various
Plan: Sherman Oaks-Studio City- **Expiration Date:** 10-25-06
Toluca Lake-Cahuenga Pass **Appeal Status:** Appealable

Public Hearing completed May 8, 2006.

Pursuant to the Section 11.5.6 of the Municipal Code, **General Plan Amendments** to the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass and Hollywood Community Plans from Low Density Residential to Low Medium Density Residential for Subarea A, and from Low II Density Residential to Low Medium II Density Residential for Subarea B; and

Pursuant to Section 12.32 of the Municipal Code, **Zone Changes** from R3-1 (Multiple Dwelling Zone) to RD1.5-1 (Restricted Density Multiple Dwelling Zone), for both Subareas A and B.

The General Plan Amendments and Zone Changes are initiated to correct inconsistent General Plan designations and zoning for 25 lots within the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass and Hollywood Community Plans.

The subareas are as follows: **(Subarea A):** 3148, 3154, 3160, 3165, 3168, 3170 Barbara Court; 3216, 3227, 3223, 3217, 3213, 3209 Bennett Drive; 3187, 3188 Cadet Court; 3200, 3202, 3204, 3206, 3208, 3210, 3222 Dos Palos; and 3159 Oakcrest Drive; **and Hollywood Community Plan (Subarea B):** 3121, 3117, 3109, 3101, 3057, 3051, 3045, 3041, 3033, 3029 and 3023 Hollycrest Drive

No project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE GENERAL PLAN AMENDMENT TO LOW MEDIUM RESIDENTIAL IN THE SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE-

CAHUENGA PASS COMMUNITY PLAN; APPROVAL OF THE GENERAL PLAN AMENDMENT TO LOW MEDIUM II RESIDENTIAL IN THE HOLLYWOOD COMMUNITY PLAN; APPROVAL OF THE ZONE CHANGE TO [Q]RD1.5-1 WITHIN THE SHERMAN OAKS-STUDIO CITY-TOLUCA LAKE-CAHUENGA PASS COMMUNITY PLAN; AND APPROVAL OF THE ZONE CHANGE TO [Q]RD1.5-1 WITHIN THE HOLLYWOOD COMMUNITY PLAN.

Frank Quon, (818) 374-5036

The next regular meeting of the City Planning Commission
will be held at 8:30 a.m. on Thursday, August 10, 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.