

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 24, 2006, 8:30 A.M.
VAN NUYS CITY HALL
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. 8.

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 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 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.

4. [CPC-2006-1527-CU-ZAA](#)
CEQA: ENV-2003-4563-EIR
Plan: Brentwood-Pacific Palisades

Council District: 5
Location: 15900 Mulholland Drive
Expiration Date: 8-24-06
Appeal Status: Appealable to Council

Public Hearing completed on June 5, 2006.

Pursuant to Section 12.24 U.24 (b) of the Municipal Code, a **Conditional Use** for a private middle and high school in the RE40-1-H Zone; and

Pursuant to Section 12.28 A of the Municipal Code, a **Height Adjustment** from Section 12.21 C 1(g) to permit a retaining wall varying in height from zero to 20 feet in the required rear yard along Sepulveda Boulevard in lieu of the maximum 8 foot high wall which is otherwise permitted, for the proposed consolidation of the Stephen S. Wise Middle School and Milken Community High School by relocating the Middle school from its current location at 16190 Mulholland Drive to a permanent location on the High School site at 15900 Mulholland Drive. Development of the Middle School would consist of construction of 30,000 square feet of classroom and ancillary space in four single-story, maximum 18½ foot high buildings. The project also proposes improvements to the existing High School structure by enclosing three balconies and adding a canopy to the School entrance and along walkways. The project will provide 42 parking spaces on a 196,020 square foot irregular shaped lot. The consolidated Middle School and High School would serve a maximum of 890 students, grades 7 through 12, with regular school hours from 7:30 a.m. to 2:30 p.m. Monday through Friday. (Note: a separate case for design review purposes has yet to be filed and will require a separate hearing before the Mulholland Design Review Board and subsequent action by the Director of Planning at a later date.)

Applicant: Stephen S. Wise Temple

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS
Franklin N. Quon, (818) 374-5036

5. [CPC-2006-1863-CU-ZAA](#)
CEQA: ENV-2003-4563-EIE
Plan: Brentwood-Pacific Palisades

Council District: 11
Location: 16100 Mulholland Drive
Expiration Date: 8-24-06
Appeal Status: Appealable to Council

Public Hearing completed on June 5, 2006.

Pursuant to Section 12.24 U.24 (b) of the Municipal Code, a **Conditional Use** for a private school in the RE40-1-H Zone; and

Pursuant to Section 12.28 A of the Municipal Code, a **Height Adjustment** from Section 12.21 C 1(g) to permit a 6-foot high fence within the front yard in-lieu of the maximum 42-

inch height otherwise permitted and a 10-foot high fence in the rear and westerly side yard in-lieu of the maximum 6-foot height otherwise permitted, for the proposed removal of existing temporary nursery school structures and development of a new athletic field and facilities to be utilized by the students of the Stephen S. Wise Middle School and Milken Community High School. Potential uses of the athletic field include a running track, grassy field area, basketball courts, batting cages and an approximately 760 square foot field house containing washrooms and equipment storage rooms on a 121,986 square foot irregular shaped lot. (Note: a separate case for design review purposes has yet to be filed and will require a separate hearing before the Mulholland Design Review Board and subsequent action by the Director of Planning at a later date.)

Applicant: Stephen S. Wise Temple

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.

Franklin N. Quon
(818) 374-5036

6. [CPC-2006-2643-ZC](#)

CEQA: ENV-2006-2644-MND

Plan: Mission Hills-Panorama City-
North Hills

Council District: 7

Location: 9628-9640 N. Van Nuys Blvd.

Expiration Date: 9-20-06

Appeal Status: Appealable to Council by
applicant if disapproved.

Public Hearing completed on July 11, 2006.

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from [Q]C2-1VL (Commercial Zone) and P-1VL (Parking Zone) to RAS4-1VL (Residential Accessory Services Zone), for the proposed the construction, use, and maintenance of a 150-unit senior housing residential complex in two buildings on two parcels, 45-feet in height, with 92 parking spaces. The project site is 68,425 net square feet.

Applicant: Meta Housing Corporation

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO (T)(Q)RAS4-1VL.
Jim Tokunaga, (213) 978-1470.

7. [CPC-2006-2559-ZC-CU](#)

CEQA: ENV-2006-2167-MND

Plan: Mission Hills-Panorama City-
North Hills

Council District: 7

Location: 13904 & 13890 W. Sayre Street

Expiration Date: 8-26-06

Appeal Status: Appealable to Council

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from RA-1 (Suburban Zone) to R3-1 (Multiple Dwelling Zone); and

Pursuant to Section 12.24 U 26 of the Municipal Code, a **Conditional Use** for a project in

which the density bonus for a developed project is greater than 25 percent, for the proposed demolition of 2 single-family dwellings and construction of a 49 unit apartment complex, comprised of 32 base units, 12 by-right density bonus units and 5 additional density bonus units for a 53 percent density bonus increase, 2 stories over a semisubterranean garage, having a maximum height of approximately 36 feet. The project will provide 96 subterranean parking spaces on a 39,502 square foot lot.

Applicant: Manuel Carlito & Ron Brendel

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO (T)(Q)R3-1 AND APPROVAL OF THE CONDITIONAL USE SUBJECT TO CONDITIONS.

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

8. **TENTATIVE TRACT MAP 65491-1A**

CEQA: ENV-2005-9358-MND

Plan: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

Council District: 2

Location: 13568 (13568, 13572, 13576, 13678) W. Rye Street

Expiration Date: 8-24-06

Appeal Status: Appealable to Council

PUBLIC HEARING REQUIRED

An appeal, from the Deputy Advisory Agency's approval of Tentative Tract No. 65491, to permit the proposed construction, use and maintenance of a 50-unit condominium project on a 40,138 net square foot site in the R3-1 zone with 147 parking spaces, including 47 guest spaces.

Appellant: Laurence Bear on behalf of 4454 Homeowners Association, North River Homeowners, and Community.

Applicant: Rye Investment Group, LLC

STAFF RECOMMENDS DENY THE APPEAL.

Christina Toy Lee, (213) 978-9723.

The next regular meeting of the City Planning Commission will be held at 8:30 a.m. on Thursday, September 14, 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.