

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 28, 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.4 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 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 NO. 65528-1A](#)
CEQA: ENV-2003-6442-MND-
REC1-REC2
Plan: Sun Valley-La Tuna Canyon

Council District: 2
Location: 8612, 8614, and 8616 Glenoaks Blvd.
Expiration Date: 10-11-06
Appeal Status: Appealable to Council

PUBLIC HEARING

Three (3) appeals, from the entire decision by the Advisory agency in approving Tentative Tract Map No. 65528, for a **one-lot subdivision for a maximum 51-unit residential condominium project**.

Appellants: A1 – Conquest Student Housing, LLC
A2 – Alan Smolinsky
A3 – Julio C. Orellano
Applicant: Urban Ventures Glenoaks, LLC

STAFF RECOMMENDS DENIAL OF THE THREE APPEALS.
James Quinn, (213) 978-1351

5. [CPC-2005-8234-GPA-ZC](#)
CEQA: ENV-2005-8235-MND
Plan: Sylmar

Council District: 7
Location: 13147 Gladstone Avenue
Expiration Date: 12-27-06
Appeal Status: Appealable to Council by applicant if disapproved.

Public Hearing completed on June 30, 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. 157, Geographic Area 1) to the Sylmar Community Plan from Very Low I Density Residential to Low Density Residential;

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from RA-1-K (Suburban Residential Zone/Equine keeping District) to (T)(Q)R1-1-K (One Family Zone/Equine keeping District), for the proposed demolition of a single family dwelling, and **construction of 13 single family dwellings**, 2 stories high, a maximum of 30 feet in height, with 2-car resident parking for each dwelling, on 13 individual lots totaling 94,039. (Note: A Tentative Tract Map 64141 for subdivision purposes has been filed and will require a separate public notice and hearing before the Advisory Agency at a later date.)

Applicant: Victor Valley, Sierra Del Valle Realty

STAFF RECOMMENDS APPROVAL OF THE PLAN AMENDMENT TO LOW DENSITY RESIDENTIAL AND APPROVAL OF THE ZONE CHANGE TO (T)(Q)R1-1-K.
Madhu Kumar, (213) 978-1162.

6. [CPC-2006-0484-GPA-ZC](#)
CEQA: ENV-2005-8314-MND
Plan: Mission Hills-Panorama City-
North Hills

Council District: 7
Location: 15121-15127 Rayen Street
Expiration Date: 12-27-06
Appeal Status: Appealable to Council

Public hearing completed July 7, 2006.

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** (Periodic Plan Review for Window No. 157, Geographic Area-1) to the Mission Hills-Panorama City-North Hills Plan from Low Density Residential to Low Medium II Density Residential; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from RA-1 (Suburban Zone) to (T)(Q)RD1.5-1 (Restricted Density Multiple Dwelling Zone); for the proposed **demolition of a single family dwelling and construction of 16 residential condominiums units**, 3 stories, approximately 35 feet, 5 inches high, with 32 resident parking spaces, and 8 guest parking spaces, for a total of 40 parking spaces on an approximately 25,570 square foot site. (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: Erika Lotakov

STAFF RECOMMENDS APPROVAL OF THE PLAN AMENDMENT TO LOW MEDIUM II DENSITY RESIDENTIAL AND APPROVAL OF THE ZONE CHANGE TO (T)(Q)RD1.5-1.

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

AFTER 10 AM

7. **CPC-2003-6205-M1-SPR-1A**
TENTATIVE TRACT NO. 64149-1A
CEQA: ENV-2002-6453-MND (REC)
Plan: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 5
Location: 14121-14153 Ventura Blvd. &
14124-14160 Moorpark Street
Expiration Date: 10-12-06
Appeal Status: Tentative Tract is further
appealable to Council; Project Permit
Modification is not further appealable.

PUBLIC HEARING

An **appeal**, from the Director of Planning **approval** of a Project Permit Modification under CPC-2003-6205-M1-SPR and the decision of the Deputy Advisory Agency's approval of Tentative Tract No. 64149, for the proposed construction of a **mixed-use development, consisting of 88 condominium units and three (3) commercial condominiums** with a total of 349 parking spaces (176 residential, 44 residential guest parking, and 129 commercial parking spaces) in the (T)(Q)C2-1VL and (T)(Q)R3-1VL zones.

Appellant: Sherman Oaks Homeowners Association
Applicant: John Laing Urban

STAFF RECOMMENDS DENIAL OF THE APPEAL.
Jim Tokunaga, (213) 978-1470.

8. **CPC-2005-9109-GPA-ZC**
CEQA: ENV-2005-9110-MND
Plan: Sylmar

Council District: 7
Location: 13263 Wheeler Avenue
Expiration Date: 12-27-06
Appeal Status: Appealable to Council, by
applicant, if disapproved.

Public hearing completed June 30, 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. 157, Geographic Area 1) to the Sylmar Community Plan from Low Density Residential to Low Medium Density Residential; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from A1-1-K (Agricultural Zone/Equine keeping District) to RD3-1-K (Restricted Density Multiple Dwelling Zone/Equine keeping District) and RD6-1 (Low Density Residential Zone), for the proposed demolition of two single family dwellings, and the retention of an existing single family dwelling, and **construction of 32 detached condominium units**, 2 stories high, providing 66 resident parking spaces, and 24 guest parking spaces, for a total of 90 parking spaces, on an approximately 130,000 square foot site. (Note: A Tentative Tract Map for a two-lot subdivision and 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: Jim Brewer, Spiegel Development, Inc.
STAFF RECOMMENDS DISAPPROVAL OF THE PLAN AMENDMENT AND
APPROVAL OF THE ZONE CHANGE TO (T)(Q)RD6-1-K.
Madhu Kumar, (213) 978-1162.

AFTER 11 AM

9. **CPC-2006-0630-GPA-ZC-ZAA-BL**

CEQA: ENV-2004-7832-MND

Plan: Sylmar

Council District: 7

Location: 14167 Polk Avenue

Expiration Date: 12-27-06

Appeal Status: Zone Change/Building Line Removal appealable to Council, by applicant, if disapproved; Adjustment appealable to Council by any aggrieved party.

Public hearing completed on June 30, 2006.

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** (Periodic Plan Review for Window No. 149, Geographic Area 1) to the Sylmar Community Plan from Very Low I Density Residential to Low Medium I Density Residential; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from RA-1-K (Suburban Zone/Equine keeping District) to RD3-1-K (Restricted Density Multiple Dwelling Zone/Equine keeping District); and

Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** from the following:

1. Section 12.21 C.2 to permit 8 feet of space between residential buildings on the same lot in-lieu of the required minimum 10 feet; and
2. Section 12.21 G.2 to permit 100 square feet of Usable Open Space to be located in the required side yard which is otherwise not permitted; and

Pursuant to Section 12.32.R of the Municipal Code, a **Building Line Removal** of a 45-foot building line established by Ordinance No. 99,113, for the proposed **construction of 17 residential condominium units**, which includes three duplexes (6 units) and 11 detached dwellings, approximately 30 feet high. The project will provide 34 resident parking spaces, and 8 guest parking spaces, for a total of 42 parking spaces, on a 51,015 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: Patrick McCarthy

STAFF RECOMMENDS APPROVAL OF THE PLAN AMENDMENT TO LOW MEDIUM I DENSITY RESIDENTIAL; APPROVAL OF THE ZONE CHANGE TO (T)(Q)RD3-1-K; APPROVAL OF THE ADJUSTMENT AND APPROVAL OF THE 45-FOOT BUILDING LINE. REMOVAL.

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

AFTER 12 NOON

10. CPC-2005-8471-GPA-ZC

CEQA: ENV-2005-8472-MND

Plan: Arleta-Pacoima

Council District: 7

Location: 12450 W. Osborne Street

Expiration Date: 9-28-06

Appeal Status: Appealable to Council, by applicant, if disapproved.

Public Hearing completed on June 26, 2006.

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** (Periodic Plan Review for Window No. 157, Geographic Area 1) to the Arleta-Pacoima Community Plan from Low Density Residential to Low Medium I Density Residential; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from R1-1 (One Family Zone) to (T)(Q)RD3-1 (Restricted Density Multiple Dwelling Zone), for the proposed **demolition of an existing single family dwelling and duplex, and construction of 20 detached residential condominium units**, 2 stories, approximately 23 feet high, with 40 resident parking spaces, and 14 guest parking spaces, for a total of 54 parking spaces, on an approximately 65,336 square foot site. (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: Jim Brewer , Spiegel Development, Inc.

STAFF RECOMMENDS APPROVAL OF THE PLAN AMENDMENT TO LOW MEDIUM I RESIDENTIAL; APPROVAL OF THE INCLUSION OF THE ADJACENT SITE TO THE EAST AS AN "ADD AREA" AND INITIATION OF THE LOW MEDIUM I DENSITY DESIGNATION; AND APPROVAL OF THE ZONE CHANGE TO (T)(Q)RD4-1.

Franklin N. Quon, (818) 374-5036

11. CPC-2006-0092-GPA-ZC-ZAA-BL

CEQA: ENV-2005-4331-MND

Plan: Sun Valley-La Tuna Canyon

Council District: 6

Location: 12131 & 12147 W. Saticoy Street

Expiration Date: 9-28-06

Appeal Status: Building Line appealable to Council by applicant if disapproved; Adjustment appealable to Council by any aggrieved party.

Public Hearing completed on June 26, 2006.

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** (Periodic Plan Review for Window No. 153, Geographic Area 1) to the Sun Valley - La Tuna Canyon Community Plan from Low Density Residential to Low Medium I Density Residential; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from R1-1 (One Family Zone) to RD3-1 (Restricted Density Multiple Dwelling Zone); and

Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** from the following:

- a. Section 12.09.1 B.2 to permit 8-foot side yards in-lieu of the required 10 foot side yards;
- b. Section 12.21 C.2 to permit 8 feet of space between residential buildings on the same lot in-lieu of the minimum 10 feet otherwise required; 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. 130,425, for the proposed **construction of 19 detached residential condominium units**, 2 stories, approximately 30 feet high, with 38 resident parking spaces, and 8 guest parking spaces, for a total of 46 parking spaces, on an approximately 58,000 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: Arcadio and Tania Aliaga

STAFF RECOMMENDS APPROVAL OF THE PLAN AMENDMENT TO LOW MEDIUM I DENSITY RESIDENTIAL; APPROVAL OF THE ZONE CHANGE TO (T)(Q)RD4-1; DISAPPROVAL OF THE ADJUSTMENT; AND APPROVAL OF THE 20 FOOT BUILDING LINE REMOVAL.

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

12. [CPC-2006-4343-GPA](#)

CEQA: ENV-2006-4344-ND

Plan: Sunland-Tujunga-Lake View
Terrace-Shadow Hills-East
La Tuna Canyon

Council District: 7

Location: Terra Vista Way, from Kagle Canyon Street to a dead end west of Pierce Street

Expiration Date: N/A

Appeal Status: N/A

Public hearing completed on August 7, 2006.

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment to the Transportation Element** of the General Plan and the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan to downgrade a portion of the Terra Vista Way, between Kagle Canyon Street, to a dead end west of Pierce Street, from a Secondary Highway to a Collector Street.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PLAN AMENDMENT.

Richard H. Platkin, (818) 374-5037.

The next regular meeting of the City Planning Commission
will be held at 8:30 a.m. on Thursday, October 12, 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.