

REVISED

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 16, 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
Eva Yuan-McDaniel, Acting Deputy Director

Gabriele Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM Nos. 9 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 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.
- C. Discussion with Assistant City Attorney on Submittal of Written Materials on Agendized Items.

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-2005-5244-ZC](#)
CEQA: ENV-2006-5245-ND
Plan: Northeast Los Angeles

Council Districts: 1 & 13
Location: Various
Expiration Date: 12/07/06
Appeal Status: N/A

Carried Over From November 9, 2006

Public Hearing completed on October 12, 2006.

Pursuant to Section 12.32(C) of the Los Angeles Municipal Code, a **Zone Change** to those parcels lying within the Fletcher Square ICO Boundary changing zones from [Q]C2-1VL to [Q]C2-1vI, M1-1 to [Q]M1-1, MR1-1 to [Q]Mr1-1 and PF1-1 to [Q]PF1-1, for the area generally bounded by Tyburn Street to the north, the Southern Pacific Railway right-of-way to the west, the Glendale Freeway to the South, Delay Street to the east and parcels fronting the east side of San Fernando Road between Tyburn Street and Andrita Street.

The **Zone Change** is being proposed for implementation within the Fletcher Square district and will apply qualifying conditions to limit specific land uses that are inconsistent with a pedestrian oriented district.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ZONE CHANGES AND PROPOSED [Q] CONDITIONS.
Kevin Keller, (213) 978-1211.

5. [CPC-2006-3164-ZC-GPA](#)
CEQA: ENV-2005-6276-MND
Plan: Van Nuys-North Sherman
Oaks

Council District: 2
Location: 13850-58 Sherman Way
Expiration Date: 11-16-06
Appeal Status: ZC if disapproved is
appealable to Council by applicant only.

Public Hearing completed on September 11, 2006.

13850-58 Sherman Way and Add Area

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** from Low Medium II Density Residential to Medium Density Residential Land Use; and

13850-58 Sherman Way

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from [Q]RD1.5-1 (Restricted Density Residential Zone) to [T][Q]R3-1 (Multiple Dwelling Zone).

Proposed Project: 15215-15239 W. Saticoy Street; 15141-15203 W. Saticoy Street and 7611-7627 Burnet Avenue.

Demolition of 10 apartment units and construction of 18 residential condominiums, 3-stories over a parking garage, approximately 45 feet high, providing 36 resident parking spaces and 4 guest parking spaces, for a total of 40 parking spaces on an approximately 18,522 square foot site. (Note: Tentative Tract Map No. 63085 has been filed for condominium purposes and will require a separate public notice and hearing before the Advisory Agency at a later date).

ADD AREA

No project is proposed. Seven (7) parcels are involved.

Applicant: Ahmet Orhan Arli

STAFF RECOMMENDS APPROVAL OF THE PLAN AMENDMENT TO MEDIUM DENSITY RESIDENTIAL AND APPROVAL OF THE ZONE CHANGE TO (T)(Q)R3-1.
Franklin N. Quon, (818) 374-5036.

6. **CPC-2006-92-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: 11-16-06
Appeal Status: ZC & BL Removal appealable to Council by applicant if disapproved; ZAA appealable to Council by any aggrieved party.

Continued from 9-28-06 and 10-26-06.

Public Hearing completed on June 26, 2006.

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** from Low Density Residential to Low Medium 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.

Proposed Project:

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 RESIDENTIAL; APPROVAL OF THE ZONE CHANGE TO (T)(Q)RD4-1; DISAPPROVAL OF THE ADJUSTMENT REQUESTS; AND APPROVAL OF THE 20-FOOT BUILDING LINE REMOVAL.

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

7. [CPC-2006-630-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: ZC & BL Removal
appealable to Council by applicant if
disapproved; ZAA appealable to Council by
any aggrieved party.

Continued from 9-28-06

Public hearing completed on June 30, 2006.

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** 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.

Proposed Project:

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, SUBJECT TO CONDITIONS; AND APPROVAL OF THE 45-FOOT BUILDING LINE REMOVAL.

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

8. [CPC-2006-4141-ZC-GPA](#)

CEQA: ENV-2004-2001-MND

Plan: Reseda-West Van Nuys

Council District: 3

Location: 19149 W. Keswick Street

Expiration Date: 5-15-07

Appeal Status: ZC appealable to Council by applicant if disapproved.

Public hearing completed on September 15, 2006.

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** from Very Low I Residential Density to Low Residential Density; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from RA-1 (Suburban Zone) to RS-1 (Suburban Zone).

Proposed Project:

Demolition of one single-family residence and construction of two new 2-story, approximately 20 feet in height single family homes with each home having an attached two car garage. (Note: A separate case, Tentative Tract 61585 has been filed for subdivision purposes and will require a separate public hearing before the Advisory Agency.)

Applicant: John Foise

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

Frank Quon, (818) 374-5036.

AFTER 10:30 AM

9. [TENTATIVE TRACT NO. 64618-1A](#)

CEQA: ENV-2006-375-CE

Plan: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3

Location: 20211 W. Sherman Way

Expiration Date: (Extended to 11-16-06)

Appeal Status: Appealable to Council

PUBLIC HEARING REQUIRED

An Appeal, from part of the decision by the Advisory Agency in approving Tentative Tract Map No. 64618.

Proposed Project:

A 1-lot subdivision for a maximum 102-unit residential condominium conversion project.

Appellants: E.J. Cullen, J.A. Hall, R. Roddam, Y. Polloreno, E. Mulhaus, H. Boutcher, S. Keefe and J. Thompson

Applicant: DLG-R Sorrento, LLC

STAFF RECOMMENDS DENY THE APPEAL.
James Quinn, (213) 978-1351.

10. [VESTING TENTATIVE TRACT NO. 63209-1A](#)
(Related Case: CPC-2006-7311-BL)
CEQA: ENV-2005-9192-MND
Plan: Encino-Tarzana

Council District: 3
Location: 5239-5305 Lindley Avenue
Expiration Date: (Extended to 11-16-06)
Appeal Status: Appealable to Council

PUBLIC HEARING RQUIRED

An Appeal, from part of the decision by the Advisory Agency in approving Tentative Tract Map No. 63209.

Proposed Project:

A 1-lot subdivision for a maximum of 49 residential condominium units and 9 senior residential condominium units for a total of 58 residential condominium units.

Appellant: Tarzana Property Owners Association

Applicant: Lindley I, LLC

STAFF RECOMMENDS GRANT THE APPEAL IN PART TO CORRECT CONDITIONS AND ADD NEW CONDITIONS AS VOLUNTEERED BY THE APPLICANT.
James Quinn, (213) 978-1351.

11. [CPC-2006-7311-BL](#)
(Related Case: VTT-63209-1A)
CEQA: ENV-2005-9192-MND
Plan: Encino-Tarzana

Council District: 3
Location: 5239-5305 Lindley Avenue
Expiration Date: (Extended to 11-16-06)
Appeal Status: BL Removal appealable to Council by applicant if disapproved.

Public Hearing completed on April 20, 2006.

Pursuant to Section 12.32.R of the Municipal Code, a **Building Line Removal** of a 24-foot building line on the west side of Lindley Avenue, established by Ordinance No. 109,603, filed incident to a Vesting Tentative Tract Map (VTT-63209).

Proposed Project:

A 1-lot subdivision for a maximum 49 residential condominium units and 9 senior residential condominium units for a total of 58 residential condominium units.

Applicant: Lindley I, LLC

STAFF RECOMMENDS APPROVAL OF THE 24-FOOT BUILDING LINE REMOVAL.
James Quinn, (213) 978-1351.

The next regular meeting of the City Planning Commission
will be held at 8:30 a.m. on Thursday, December 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) 978-1300.