

REVISED

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 21, 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 No. 6 & LIMITED PUBLIC HEARING on ITEM 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. Report on standards for appeals.
- C. Update from Urban Design Unit.
- D. Other items of interest.

2. COMMISSION BUSINESS

- A. Advance Calendar.
- B. Election of Officers
- C. 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-2006-9374-CRA](#)
CEQA: Exempt
Plan: North Hollywood-Valley Village

Council District: 2
Location: Various
Expiration Date: N/A
Appeal Status: N/A

Public Hearing not required.

Preliminary Plan On A Proposed Amendment to the Disaster Assistance Plan for the Laurel Canyon Commercial Corridor, for an area bounded by Victory Boulevard on the north, Oxnard Street on the south, Radford Avenue on the east and the 170-Freeway on the west.

Applicant: Community Redevelopment Agency (City of Los Angeles)

STAFF RECOMMENDS APPROVAL OF THE PROPOSED PRELIMINARY PLAN. Robert Z. Duenas, (818) 374-5072.

5. [TENTATIVE TRACT NO. 66845-1A](#)
CEQA: ENV-2006-4104-MND
Plan: Sherman Oaks-Studio City-Toluca
Lake-Cahuenga Pass

Council District: 2
Location: 12837-12851 Moorpark Street
Expiration Date: 12-27-06
Appeal Status: Appealable to City Council.

PUBLIC HEARING REQUIRED

Two Appeals, from the entire decision of the Deputy Advisory Agency's approval of Tentative Tract Map No. 66845, for the proposed **construction of a 52-unit condominium project including 3 very low income affordable housing units** on a 34,860 net square foot site in the R3-1 zone with a total of 117 parking spaces (2.25 parking ratio).

Appellants: 1. Gary Watts
2. Lisa Sarkin

Applicant: Moorpark Development LLC

STAFF RECOMMENDS DENY THE APPEALS.
Jack Chiang, (818) 374-5045.

6. [CPC-2006-10077-CA](#)
CEQA: ENV-2006-10078-CE
Plan: All

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

LIMITED PUBLIC HEARING

At its meeting of December 14, 2006, the City Planning Commission held a public hearing on **Proposed Ordinances (5) amending** Sections 12.95.2, 47.06, 47.07, 151.09 and 163.05 of the Los Angeles Municipal Code that will mitigate the impacts apartment demolition and conversion have on tenants and on the City's rental housing stock.

The City Planning Commission proposed that the two ordinances be continued to December 21, 2006, for consideration and action, particularly with regard to: 1) Appendix E, **(Create an improved tenant relocation assistance program** and an increased amount of tenant assistance payments), and 2) Appendix G, **(Provide relocation assistance payments** to tenants who voluntarily move out of a unit proposed for condominium conversion).

The City Planning Commission also requested the Department of City Planning to provide a report for its consideration and recommendation regarding the initiation of a moratorium on demolition permits and condominium conversions and, that a timetable for action be established for the remaining three ordinances regarding: 1) establishment of an annual cap on condominium conversions, 2) increasing the Rental Housing Production fee and, 3) the establishment of a new fee and program to monitor compliance with tenant relocation assistance requirements when buildings are demolished.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCES.
Jane Blumenfeld, (213) 978-1372 or Helene Bibas, (213) 978-1365.

7. OVERVIEW AND DISCUSSION OF CITY PLANNING COMMISSION RETREAT ON NOVEMBER 6, 2006.

The next regular meeting of the City Planning Commission
will be held at 8:30 a.m. on Thursday, January 11, 2007,
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.