

Revised Copy

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 25, 2007, 8:30 A.M.
VAN NUYS CITY HALL
14410 SYLVAN STREET
COUNCIL CHAMBER, 2ND FLOOR
VAN NUYS, CALIFORNIA, 91401**

Jane Ellison Usher, President
William Roschen, Vice President
Diego Cardoso, Commissioner
Regina M. Freer, Commissioner
Robin R. Hughes, Commissioner
Andres F. Irlando, Commissioner
Sabrina Kay, Commissioner
Fr. Spencer T. Kezios, Commissioner
Michael K. Woo, Commissioner

S. Gail Goldberg, Director
Gordon Hamilton, Deputy Director
Eva Yuan-McDaniel, Acting Deputy Director

Gabriele Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM

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.**

In November 2006, the Commission adopted rules regarding written submissions to ensure that it has reasonable and appropriate opportunity to review your materials. The mailing and email addresses, deadlines, page limits, and required numbers of copies for your advance submissions may be found at www.lacity.org/PLN under "NEW FEATURES". Day of hearing submissions (15 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less. Non-complying materials will NOT be distributed to the Commission.

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 agendaized 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-2006-4047-CU**

CEQA: ENV-2006-4048-CE

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

Council District: 2

Location: 9919 N. Sunland Boulevard

Expiration Date: 1-25-07

Appeal Status: Appealable to City Council

Public Hearing completed on November 13, 2006.

Pursuant to Section 12.24.U.24 of the Los Angeles Municipal Code, a **Conditional Use** to permit the continued operation of an existing private school in the RA-1-K zone.

Proposed Project: Continued use and maintenance, in perpetuity, of an existing private school for developmentally disabled adults, previously approved for a term of 20 years by Case No. ZA-1986-12-CUZ, for an enrollment not to exceed 350 students, with 95 teachers and aides, 25 administrative staff, 23 classrooms and 83 parking spaces on an approximately 7.5 acre lot. School hours are from 7:30 AM to 6:00 PM, Monday through Friday, administrative hours are from 6:00 AM through 10:00 PM, Monday through Saturday and 9:00 AM through 5:00 PM on Sunday. No new construction is proposed.

Applicant: Steve Miller, Tierra Del Sol

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

5. [CPC-2005-2806-CU-ZV](#)
CEQA: ENV-2005-2807-MND
Plan: Encino-Tarzana

Council District: 5
Location: 5300 North White Oak Avenue
Expiration Date: 1-25-07
Appeal Status: Appealable to City Council.

Public Hearing completed on September 15, 2006.

Pursuant to Section 12.24.U.24(b) of the Los Angeles Municipal Code, a **Conditional Use** to permit an expansion of an existing private school in the RA-1 Zone; and

Pursuant to Section 12.21.A.4 of the Municipal Code, a **Zone Variance**, to permit 206 parking spaces in lieu of the minimum 221 parking spaces required.

Proposed Project: The expansion of an existing 43,390 square foot private parochial school (Grades K through 12), by constructing a 8,550 square foot first floor addition and a 13,830 square foot second story addition to an existing administration building, 2 stories in height. The additional will consists of 15 classrooms, staff room, multi-purpose room, library, kitchen and teacher's lounge, and an 828 square foot courtyard addition to the existing administrative building, with enrollment remaining at a maximum of 650 students, on 3.1 net acres of land in the RA-1 Zone. The proposed project will provide 206 on-site parking spaces. Proposed hours of operation will be 7 a.m. to 8 p.m., Monday through Friday. Twelve administrative staff and 28 teaching staff will operate the school.

Applicant: Moushegh Mardirossian, Holly Martyrs Ferrahian School

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Lynda Smith, (213) 978-1170.

6. **CITY PLANNING COMMISSION DISCUSSION OF PLANNING POLICY AND GOALS**

The next regular meeting of the City Planning Commission
will be held at 8:30 a.m. on Thursday, February 8, 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 contacting the Commission Executive Assistant at (213) 978-1300 or email to CPC@planning.lacity.org