

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 22, 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
Sabrina Kay, Commissioner
Fr. Spencer T. Kezios, Commissioner
Michael K. Woo, Commissioner
VACANT, Commissioner

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

Gabriele Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NOS. 4, 8, 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.**

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" and "FORMS/PROCEDURES". 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.**

AGENDA 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-2007-660-HPOZ-MS](#)
CEQA: ENV-2007-662-CE
Plan: Wilshire

Council District: 4
Location: Various
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Requested Action: Establishment of the Windsor Square Historic Preservation Overlay Zone (HPOZ) and Preservation Plan, for an area generally bounded by Beverly Boulevard on the north, both sides of Van Ness Avenue on the east, the rear property lines of the commercially zoned properties along Wilshire Boulevard on the south, and both sides of Arden Boulevard on the west, but excluding commercial and multi-family (R3) zoned lots.

Applicant: City of Los Angeles

STAFF RECOMMENDS THE COMMISSION SET ASIDE THE CITY PLANNING COMMISSION'S SEPTEMBER 8, 2005 APPROVAL OF THE WINDSOR SQUARE PRESERVATION PLAN AND RECOMMENDS APPROVAL OF THE PROPOSED ESTABLISHMENT OF THE WINDSOR SQUARE HISTORIC PRESERVATION OVERLAY ZONE AND PRESERVATION PLAN.
Megan Hunter, (213) 978-1194

5. [CPC-2005-41-CU](#)
CEQA: ENV-2005-0042-MND
Plan: Mission Hills-Panorama City-
North Hills

Council District: 7
Location: 15031 Rinaldi Street
Expiration Date: 3-22-07
Appeal Status: Appealable to City Council

Hearing completed on October 21, 2005.

Requested Action: Pursuant to Sections 12.24.T and 12.24.U.12 of the Municipal Code, a Vesting
Conditional Use for a Hospital located in an A2-1 (Agricultural) zoned property, and:

Pursuant to Section 12.24.F of the Municipal Code, a Conditional Use Modification:

- a. of the height regulations to permit a maximum building height of approximately 97 feet in lieu of the maximum 45 feet permitted in the A2-1 Zone pursuant to Section 12.21.1 of the Municipal Code; and
- b. to permit a side yard of 7 feet in lieu of the maximum required 25 feet pursuant to Section 12.21.C.3.(a) of the Municipal Code.

Proposed Project: The expansion of an existing hospital by construction of a 136-bed patient tower, 4 stories plus penthouse, 97 feet in height, and expansion of mechanical facilities. The proposed expansion of the hospital will provide a total of 390 beds and 944 parking spaces both on the site and on nearby or adjacent parcels.

Applicant: Waldo T. Romero, Service Area Director, Providence Holy Cross Medical Center

STAFF RECOMMENDATIONS APPROVAL OF THE VESTING CONDITIONAL USE SUBJECT TO CONDITIONS.
Jim Tokunaga, (213) 978-1309

6. [CPC-2004-2428-ZC-SPR](#) Council District: 4
CEQA: ENV-2004-2429-MND-REC Location: 2775 North Cahuenga Blvd. West
Plan: Hollywood Expiration Date: 5-22-07
Appeal Status: Appealable to City Council.

Hearing completed on October 17, 2006.

Requested Action: Pursuant to Section 12.32 of the Municipal Code, a Zone Change incident to a Tentative Tract Map from RE15-1-H to (T) (Q)RD3-1, and

Pursuant to Section 16.05 of the Municipal Code, Site Plan Review for a project consisting of more than 50 dwelling units.

Proposed Project:

A 1-lot, maximum 75 unit residential condominium project (approximately 20% lot coverage) providing 188 parking spaces located on a 5.99 net acre site.

Applicant: D.S. Ventures, LLC
Representative: Allen Matkins, Gamble & Mallory LLC

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO (T)(Q)RD3-1 AND
APPROVAL OF THE SITE PLAN REVIEW.
Ralph Avila, (213) 978-1397

7. [CPC-2005-6811-CU](#) Council District: 3
CEQA: ENV-2005-6812-MND Location: 7510 De Soto Avenue
Plan: Canoga Park-Winnetka- Expiration Date: 3-24-07
Woodland Appeal Status: Appealable to City Council
Hills-West Hills

Public Hearing completed on January 22, 2007.

Requested Action: Pursuant to Section 12.24.U.24 of the Municipal Code, a Conditional Use to permit the continued operation and expansion of an existing school in the RA-1 and RS-1 zones.

Proposed Project: Continued use and maintenance, of an existing charter school located on a site developed with a church, for an increased enrollment from 240 students to 400 students, the addition of grades 6-8 to the existing K-5, with 13 fulltime teachers and 5 office staff, and 15 part-time staff, 13 existing classrooms, a library and media center, housed in 14 structures, the construction of 7 new modular buildings containing 5 classrooms, an administrative office and a multipurpose building, adding approximately 9,120 square feet, with 80 shared existing parking spaces, on an approximately 4.4 acre lot. Proposed School hours are from 7:30 AM to 3:30 PM Monday through Friday.

Applicant: Toby Bornstein, Multicultural Learning Center
Representative: Wendy Grant, The Planning Center

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

AFTER 1:00 P.M.

8. **CPC-2006-3536-CA**
CEQA: ENV-2006-3552-CE
Plan: All

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

PUBLIC HEARING (Continued from June 22, 2006)

Requested Action: A Proposed Ordinance (Appendix A) amending regulations pertaining to signs in agricultural and residential zones which may be "content-based discrimination", pursuant to the Los Angeles County Superior Court ruling in People vs. Cripps (Case No. 3CR12109).

Proposed Project: N/A

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE (APPENDIX A).
Jordann Turner, (213) 978-1379.

9. **CPC-2007-1207-CA**
CEQA: ENV-2007-1208-CE
Plan: All containing Hillside Areas

Council Districts: All containing Hillside Areas
Location: All containing Hillside Areas
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Requested Action: A Proposed Ordinance amending Section 17.02 and 17.05 of the Municipal Code to clarify the definition of Average Natural Slope used in the calculation of Slope Density in Citywide Hillside Area locations where the General Plan Land Use Designation is Minimum. These areas are generally located in the following Community Plans: Bel Air-Beverly Crest; Brentwood-Pacific Palisades; Canoga Park, Winnetka-West Hills-Woodland Hills; Chatsworth-Porter Ranch; Encino-Tarzana; Granada Hills-Knollwood; Hollywood; Northeast Los Angeles; Sherman Oaks-Studio City-Toluca Lake; Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon; Sun Valley; Sylmar; West Adams-Baldwin Hills-Leimert; and Westwood. It is to clarify the way slope density can be calculated to avoid variations, reduce allowed density, and minimize grading, drainage and natural land alteration.

Proposed Project: N/A

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE
Simon Pastucha, (213) 978-1475.

10. [CPC-2007-280-ICO](#)
CEQA: ENV-2007-0281-CE
Plan: All

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

PUBLIC HEARING

Requested Action: A Proposed Interim Control Ordinance (ICO) to temporarily prohibit the establishment of any new medical marijuana dispensaries citywide. The prohibition would remain in effect for a period of one year, with the possibility of two six-month extensions.

Proposed Project: N/A

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE
Phyllis A. Parker, (213) 978-1325.

11. [CPC-2006-10419-GPA](#)
CEQA: ENV-2006-10420-ND
Plan: Arleta-Pacoima

Council Districts: 7
Location: Sutter Street between Paxton
and Louvre Streets
Expiration Date: N/A
Appeal Status: N/A

Public Hearing completed on March 2, 2007.

Requested Action: General Plan Amendment initiated by the City of Los Angeles to redesignate a portion of Sutter Street from a Collector Street to a Local Street pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC). Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Transportation Element of the General Plan and the Arleta-Pacoima Community Plan to redesignate a portion of Sutter Street, between Paxton and Louvre Streets, from a Collector Street to a Local Street.

Proposed Project: No project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE
Richard H. Platkin, (818) 374-5037.

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

***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.***

The next regular meeting of the City Planning Commission
will be held at 8:30 a.m. on Thursday, April 12, 2007,
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@lacity.org