

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 24, 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
Cindy Montañez, Commissioner
Michael K. Woo, Commissioner

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

Gabriele Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NO. 4.

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 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 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. **VTT-68147-DB-1A** Council District: 5
CEQA: ENV-2007-662-CE Expiration Date: 5-24-07
Plan: Wilshire Appeal Status: N/A

PUBLIC HEARING

Project Location: 130 (130-148) South Sepulveda Boulevard

Requested Action:

Appeal from the entire decision of the Deputy Advisory Agency in **approving** Vesting Tentative Tract Map No. 68147-DB.

Proposed Project:

A one-lot subdivision for the construction of a new 59-unit residential condominium with 54 market rate units and 5 very-low income units (43 units by right and 16 density bonus units), with 140 parking spaces (including 27 guest spaces) on a 34,402 square-foot site in the [Q]R3 Zone; and, to permit the following incentives under Senate Bill SB-1818: a building height increase to 53.9 feet (in lieu of 45 feet) and to 39.76 feet (in lieu of 33 feet) adjacent to the R1-1 properties, and a decrease in the required open space from 11,800 to 9,440. Further, the Advisory Agency has designated Bronwood Avenue as the front yard, Sepulveda Boulevard as a side yard, and the other sides of the property are designated as shown on the vesting tentative tract map.

Applicant: Sepulveda-Bonwood, LP, Steve Lyons Living Trust,
Tri-Cal Construction, Inc. Paul Plotkin
Appellant: Kamran Nazarian

STAFF RECOMMENDS DENY THE APPEAL.
Richard Gervais, (213) 978-1445.

5. **CPC-2006-4722-CU-ZV-ZAD-SPR** Council District: 15
CEQA: ENV-2006-4723-MND Expiration Date: 5-24-07(Extended)
Plan: Wilmington-Harbor City Appeal Status: Appealable to Council

CONTINUED FROM 4-12-07

Public Hearing completed on January 19, 2007.

Project Location: 25825 S. Vermont Avenue

Requested Actions:

Pursuant to Section 12.24 U.12 of the Municipal Code, a **Conditional Use Permit** to replace and upgrade the existing South Bay Hospital Medical Center (including hospital, clinic, medical center administration facilities and associated parking); and

Pursuant to Section 12.24 W.27 of the Municipal Code, a **Conditional Use Permit** to allow deviations from Section 12.22 A.23 (Commercial Corner Development Regulations) regarding

height, windows, parking, signs, landscape setbacks, hours, increase in floor area, and conditions of operation; and

Pursuant to Section: 12.24 F of the Municipal Code, a **Modification** of the Zoning Code height and area regulations to permit building heights of 5-stories and 75 feet in-lieu of the maximum 3-story, 45 foot height permitted; to permit varying front yards of zero to 10 feet in lieu of the minimum required 10 foot front yard; and to permit a rear yard of 5 feet in lieu of the 20 foot required rear yard; and

Pursuant to Section 12.27 of the Municipal Code, a **Variance** from Section 12.21 A.4 (g) and (m) to permit parking to be located more than 750 feet from the intended use during project construction; and

Pursuant to Section 12.24 Y of the Municipal Code, a Reduction of Off-Street Parking **Determination** to provide 10% less than the total 2,503 required number of parking spaces, on an interim basis, during construction; and

Pursuant to Section 16.05 of the Municipal Code, a **Site Plan Review** Determination for a project that will result in an increase of more than 50,000 gross square feet of non-residential floor area.

Proposed Project:

A Kaiser Permanente South Bay Medical Center Campus Master Plan to replace and upgrade the existing North Hospital. The subject property is approximately 35.8 acres consisting of two sites divided by Normandie Avenue. The project includes demolition and replacement of the North Hospital Wing on the East site; the South Tower infrastructure upgrade on the East site; the demolition and replacement of the Lakeside Medical Office Building on the West site; construction of an 850 space, four-story, five-level parking structure on the West site; the installation of a new traffic signal at a crosswalk and driveway on Normandie Avenue south of the proposed parking structure; and the relocation of several services.

Applicant: Nancy Burke/Steven Doshay for Kaiser Permanente
Representative: Dwight Steinert, Planning Associates, Inc.

STAFF RECOMMENDS APPROVAL OF THE CONDITIONAL USE AND VARIANCE, SUBJECT TO CONDITIONS; AND APPROVAL OF THE DETERMINATION AND SITE PLAN REVIEW FINDINGS.

Madhu Kumar, (213) 978-1162.

6. [CPC-2006-10252-ZC-SPR](#)
CEQA: ENV-2006-10217-MND
Plan: Sylmar

Council District: 7
Expiration Date: 6-4-07
Appeal Status: Appealable to Council

Public Hearing completed on March 20, 2007.

Project Location: 12361 & 12385 N. San Fernando Road

Requested Action:

Pursuant to Section 12.32 C of the Los Angeles Municipal Code, a **Zone Change** from RA-1 (Suburban Zone) to RAS3-1 (Residential/Accessory Service Zone) and **Site Plan Review** pursuant to Section 16.05.

Proposed Project:

The demolition of a one-story commercial building and single-family dwelling for the construction, use, and maintenance of a mixed use development including 247 residential condominium units and five commercial condominiums (approximately 8,400 square feet of office space, and approximately 9,000 square feet of retail space) with 610 parking spaces (494 residential spaces, 62 guest spaces, and 54 commercial spaces) on a 5.27 net acre site.

Applicant: John Charles Maddox: Meruelo Maddox Properites, LLC
Representative: Monica Garcia & Lynn H. Beckemeyer

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO (T)(Q)RAS3-1 AND APPROVAL OF THE SITE PLAN REVIEW.
Sarah Rigamat, (213) 978-1382.

AFTER 1:00 PM

7. **CPC-2007-106-CA**
CEQA: ENV-2007-107-ND
Plan: All

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

At it's meeting of May 10, 2007, the City Planning Commission considered the proposed draft Ordinance on baseline mansionization. The matter was continued to May 24, 2007, to hold a Work Shop for the purposes of discussing and making minor adjustments to the proposed draft Ordinance.

Public Hearing completed on March 21, 2007 and March 29, 2007

Project Location: All properties zoned single-family residential (R1, RS, RE9, RE15, RA, RE20, and RE40) not located in Hillside Area or Coastal Zone.

Requested Action:

Proposed **draft Ordinance**, amending the following **sections of the Los Angeles Municipal Code** to protect single-family lots from mansionization, or out-of-scale development, in established neighborhoods:

- 1) Section 12.03 Definitions – amend the existing definition of Floor Area, add a new Single-Family Residential Floor Area definition, and add a new Base Floor definition;
- 2) Subsection C of Section 12.07 “RA” Suburban Zone, Section 12.07.01 “RE” Residential Estate Zone, Section 12.07.1 “RS” Suburban Zone, and Section 12.08 “R1” One-Family Zone – rename Subsection C of each zone, and include new Single-Family Residential Floor Area requirements (1:1) and Proportional Stories FAR Bonus (1.25:1) in each zone;

3) Subsection A of Section 12.21.1 – add a Single-Story Height District, and amend this section to reference the new Single-Family Residential Floor Area requirements in each single-family zone; and

4) Subsection A of Section 12.28 Adjustments – amend the Zoning Administrator authority to exclude adjustments to Single-Family Residential Floor Area.

Proposed Project:

No project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED DRAFT ORDINANCE.
Erick Lopez, (213) 978-1243.

8. 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, June 14, 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