

**CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, JUNE 28, 2007, 8:30 A.M.  
VAN NUYS CITY HALL  
14410 SYLVAN STREET  
COUNCIL CHAMBER, 2<sup>ND</sup> 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 NOS.: 4, 5, 6, 10 and 11.**

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](http://www.lacity.org/PLN) under "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](http://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 90<sup>th</sup> 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. [DIR-2006-6997-DB-1A](#)  
CEQA: ENV-2006-6998-MND  
Plan: Hollywood

Council District: 5  
Expiration Date: N/A  
Appeal Status: Not further appealable

PUBLIC HEARING

**Project Location:** 833-853 North Edinburgh Avenue

**Requested Action:**

**Appeal**, from the entire Determination of the Director of Planning approving a Density Bonus Compliance Review to allow the construction of 57 rental apartments including 3 apartments reserved for very low income households.

**Proposed Project:**

The proposed project will be 45 feet in height with four stories over subterranean parking and a total floor area of 90,785 square feet. Pursuant to State Density Bonus law for projects that provide affordable units, a 35% density bonus was granted to the project, along with a 20% increase in floor area from the menu of incentives. All other project elements (height, setbacks, parking) follow the Los Angeles Municipal Code for the R3-1 zone.

Applicant: Michael Cohanzad, Edinburgh Courtyard, LLC

Appellant: Kevin Tvedt

STAFF RECOMMENDS GRANT THE APPEAL IN PART AND MODIFY CONDITIONS.  
Kevin J. Keller, (213) 978-1211.

5. [VTT-65785-1A](#)  
CEQA: ENV-2006-6051-MND  
Plan: North Hollywood-Valley Village

Council District: 2  
Expiration Date: 6-25-07  
Appeal Status: Appealable to Council

PUBLIC HEARING

**Project Location:** 11945-11959 West Magnolia Boulevard

**Requested Actions:**

**Appeal**, from the entire Deputy Advisory Agency's approval of Vesting Tentative Tract No. 65785.

**Proposed Project:**

Construction, use and maintenance of a 97-unit condominium complex with 244 parking spaces on a 52,881 net square feet site in the R3-1 and R4-1 zones.

Applicant: 11 Magnolia, LLC  
Representative: Jerome Buckmelter, Assoc.

Appellant(s): The Valley Village Residents Association; Sandy Hubbard; Chuck Tennan; and Magnolia Tree Villas Homeowners Association  
Representative : Tom Paterson

STAFF RECOMMENDS DENY THE APPEALS.  
Theodore L. Irving, (213) 978-1366.

6. [VTT-67012-1A](#) Council District: 2  
CEQA: ENV-2006-5007-MND Expiration Date: 6-25-07  
Plan: North Hollywood- Valley Village Appeal Status: Appealable to Council

PUBLIC HEARING

**Project Location:** 11933 West Magnolia Boulevard

**Requested Action:**

**Appeal**, from the entire Deputy Advisory Agency's approval of Vesting Tentative Tract No. 67012.

**Proposed Project:**

Construction, use and maintenance of a 78-unit condominium complex on a 61,975 net square foot site in the R3-1 and R4-1 zones with 156 resident parking spaces and 39 guest spaces.

Applicant: Gary Schaffel, Schaffel Development  
Representative: Yale Partners, Ltd.

Appellant(s): The Valley Village Residents Association; Sandy Hubbard; Chuck Tennan; and Magnolia Tree Villas Homeowners Association  
Representative : Tom Paterson

STAFF RECOMMENDS DENY THE APPEALS; GRANT IN PART TO MODIFY CONDITIONS.  
Jack Chiang, (818) 374-5045.

7. [CPC-2006-10521-BL-ZV-ZAA-SPR](#) Council District: 6  
CEQA: ENV-2006-10522-MND Expiration Date: 7-1-07  
Plan: Van Nuys-North Sherman Oaks Appeal Status: Appealable to Council

Public Hearing completed on April 17, 2007.

**Project Location:** 14701-14721 West Sherman Way

**Requested Action:**

Pursuant to Section 12.32-R of the Los Angeles Municipal Code, a **Building Line Removal** of a 35.5-foot building line on the north side of Sherman Way established by Ordinance 139,484; and

Pursuant to Section 12.2 a **Variance** from Ordinance No. 167,939 to permit a maximum of 36-

foot building height in lieu of the required maximum 35-foot building height as stipulated in the [Q]Condition of the [Q]RD1.5-1 Zone established by the said Ordinance, and a **Variance** from Section 12.21-C,2 to permit a one-inch building separation for small-lot design prior to the recording of the final tract map in lieu of the required 10-foot passageway between structures; and

Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** from Section 12.09-B,4 to permit 63 small-lots and dwelling units with 94,284 square-foot of net lot area in lieu of the required 94,500 square feet as the 63<sup>rd</sup> unit is short of 220 square-foot of lot area, and an **adjustment** from Section 12.09.1-B,2(a) to permit a 5-foot side yard setback on the westerly side in lieu of the required 7-foot side yard setback; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** for projects which create 50 or more dwelling units.

**Proposed Project:**

The demolition of a vacant 20,330 square-foot office building which was previously used as a Red Cross center. The related case is Vesting Tentative Tract Map No. 68142-SL for a 63-Small-Lot subdivision for single-family use on a 94,284 net square-foot site. Each small-lot will have a two car garage. There will be 126 resident parking spaces and 20 guest parking spaces for the entire development.

Applicant: David Schwartzman, DS Ventures  
Representative: Psomas Engineering

STAFF RECOMMENDS APPROVAL OF THE BUILDING LINE REMOVAL AND APPROVAL OF THE VARIANCE, ADJUSTMENT AND SITE PLAN REVIEW, SUBJECT TO CONDITIONS.  
Jack Chiang, (818) 374-5045.

8. **CPC-2006-8394-ZC-SPR**

CEQA: ENV-2006-8395-MND  
Related Case: TT-67865  
Plan: North Hollywood-Valley Village

Council District: 2  
Expiration Date: 7-12-07  
Appeal Status: Appealable to Council

Public Hearing completed on June 5, 2007.

**Project Location:** 12425 Victory Boulevard

**Requested Action:**

Pursuant to Los Angeles Municipal Code Section 12.32 C, a Zone Change request from [Q]C2-1 and R4-1 to (T)(Q)RAS4-1 and pursuant to Municipal Code Section 16.05, a Site Plan Review.

**Proposed Project:**

Five-story mixed use development comprised of 54 residential units, 6,900 square feet of retail floor area, and 1, 450 square feet of restaurant floor area, with 121 residential parking spaces and 43 commercial parking spaces on a 35,534 square feet site.

Applicant: Victory Promenade, LLC  
Representative: Robert Lamishaw, JPL

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO [T][Q]RAS4-1 AND  
APPROVAL OF THE SITE PLAN REVIEW.  
Theodore Irving, (213) 978-1366

9. [CPC-2006-3536-CA](#)  
CEQA: ENV-2006-3552-CE  
Plan: All

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

**Continued from March 22, 2007.**

Public Hearing completed March 22, 2007.

**Project Location: CITYWIDE**

**Requested Action:**

Revised proposed ordinance amending Sections 12.05, 12.21 and 12.22 of the Los Angeles Municipal Code. The proposed ordinance amends 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:**

No project is proposed.

Applicant: City of Los Angeles

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

**AFTER 1:00 P.M.**

10. [CPC-2007-2707-ICO](#)  
CEQA: ENV-2007-2708-CE  
Plan: Wilshire

Council District: 10  
Expiration Date: N/A  
Appeal Status: N/A

PUBLIC HEARING

**Project Location:** An area generally bounded by Olympic Boulevard to the north, Western Avenue to the east, Pico Boulevard to the south, and Crenshaw Boulevard to the west.

**Requested Action:**

The establishment of the proposed **Country Club Park Interim Control Ordinance (ICO)** to temporarily prohibit the issuance of building and demolition permits for the erection,

construction, demolition, addition to or alteration of any building or structure located in the Country Club Park neighborhood. The ICO shall include an Urgency Clause making it effective upon publication and shall run for one year with two six month extensions by Council Resolution or until the adoption of appropriate land use regulatory controls.

**Proposed Project:**

No project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED INTERIM CONTROL ORDINANCE.  
Megan Hunter, (213) 978-1194.

11. **CPC-2007-2709-ICO**  
CEQA: ENV-2007-2710-CE  
Plan: Wilshire

Council District: 10  
Expiration Date: N/A  
Appeal Status: N/A

PUBLIC HEARING

**Project Location:** An area generally bounded by Wilshire Boulevard to the north, Crenshaw Boulevard to the east, Olympic Boulevard to the south, and both sides of Lucerne Boulevard to the west.

**Requested Action:**

The establishment of the **Windsor Village Interim Control Ordinance** (ICO) to temporarily prohibit the issuance of building and demolition permits for the erection, construction, demolition, addition to or alteration of any building or structure located in the Windsor Village neighborhood. The ICO shall include an Urgency Clause making it effective upon publication and shall run for one year with two six month extensions by Council Resolution or until the adoption of appropriate land use regulatory controls.

**Proposed Project:**

No project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED INTERIM CONTROL ORDINANCE.  
Megan Hunter, (213) 978-1194.

12. [CPC-2007-646-ZC-GPA](#)  
CEQA: ENV-2007-647-CE  
Plan: Sherman Oaks-Studio City-Toluca  
Lake-Cahuenga Pass

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

Public Hearing completed on April 9, 2007.

**Project Location:**

All properties are in Toluca Lake:

**(Subarea A):**

4439 N. Clybourn Ave, 4440 N. Ponca Ave  
4440 N. Forman Ave  
4441, 4443, 4445 N. Forman Ave  
4441 N. Ponca Ave  
4440 N. Talofa Ave

**(Subarea B):**

4438 N. Mariota Ave  
4441 N. Mariota Ave  
4441 N. Talofa Ave  
4446 N. Sancola Ave

**Requested Action:**

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan from Medium Residential to Low Medium Residential for Subarea A; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from R3-1-CDO to [Q]RD3-1-CDO, restricting density and adding a permanent qualified [Q] condition limiting the maximum allowable height to 33 feet for Subarea A; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from [Q]C2-1VL-CDO to [Q]C2-1VL-CDO, adding a permanent qualified [Q] condition limiting the maximum allowable height to 33 feet for Subarea B.

**Proposed Project:**

No project is proposed. The General Plan Amendment and Zone Changes are initiated to correct inconsistent plan designations and zoning for nine lots within the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PLAN AMENDMENT TO LOW MEDIUM RESIDENTIAL AND THE ZONE CHANGE TO [Q]RD3-1CDO FOR SUBAREA A; AND APPROVAL OF THE ZONE CHANGE TO [Q]C2-1VL-CDO IN SUBAREA B, SUBJECT TO CONDITIONS.

Tom Glick, (818) 374-5062.



13. [CPC-2007-106-CA](#)  
CEQA: ENV-2007-107-ND  
Plan: All

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

**Continued from May 10, 2007, May 24, 2007 and June 14, 2007.**

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 revised draft **Baseline Mansionization 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 Buildable Area and 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 – revise the existing height requirements to include a different height for flat roofs, 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.

14. **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, July 12, 2007,  
200 North Spring Street, Room 1010, City Hall,  
Los Angeles, California

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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](mailto:CPC@lacity.org)