

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 20, 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. 6

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.planning.lacity.org under "Forms and Instructions". 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.planning.lacity.org. 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
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

1. DIRECTOR'S REPORT

- A. Council actions and schedule.
- B. Legal actions and rulings update.
- C. 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-2007-2821-ZC-K](#)
CEQA: ENV-2007-2822-CE
Plan: Northeast Los Angeles

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

Public Hearing completed on September 17, 2007

Project Location: The area generally bounded by the Los Angeles River to the west, Chevy Chase to the north, Edenhurst Avenue to the east, and Rigali Avenue to the south.

Proposed Action: Pursuant to Section 12.32(C) of the Municipal Code, a **Zone Change** to those parcels lying within the proposed Equine Keeping (K) District Area Boundary from OS-1XL to OS-1XL-K, from A2-1 to A2-1-K, and from R1-1 to R1-1-K.; and

Pursuant to Section 12.32(S) of the Municipal Code, adoption of an Equinekeeping District with corresponding zone designations.

Proposed Project: Establishment of an Equinekeeping (K) District in the Atwater Village neighborhood. A Zone Change for the proposed project area parcels adding the K suffix designation.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO OS-1XL-K, AR-1K AND R1-1K.

Jose Carlos Romero-Navarro, (213) 978-1180.

5. [CPC-2007-805-GPA-ZC-BL](#)
CEQA: ENV-2007-806-MND
Plan: Northridge

Council District: 12
Expiration Date: 1-23-08
Appeal Status: Appealable

Public Hearing completed on October 22, 2007.

Project Location: 9750-9810 North White Oak Avenue; and

City initiated Added Areas:

Westside of White Oak Avenue: 9821 N. White Oak Avenue (Added Area 1); 9809 N. White Oak Avenue (Added Area 2); 9757 N. White Oak Avenue (Added Area 3); 9737 No. White Oak Avenue (Added Area 4); and 17705 W. Superior Street (Added Area 5).

Eastside of White Oak Avenue: 9716 N. White Oak Ave (Added Area 6); 9736 N. White Oak Avenue (Added Area 7); 9742 N. White Oak Avenue (Added Area 8); 9814 N. White Oak Avenue (Added Area 9); 9824 No. White Oak Avenue (Added Area 10); 9836 No. White Oak Avenue (Added Area 11); and 9846 N. White Oak Avenue (Added Area 12).

Requested Action: Pursuant to Section 11.5.6 of the LAMC, a General Plan Amendment to the Northridge Community Plan from Very Low I Density Residential to Low Medium II Density Residential; and

Pursuant to Section 12.32 F of the LAMC, A Zone Change from RA-1 (One Family zone) to [T][Q]RD2-1 (Restricted Density Multiple Dwelling Zone); and

Pursuant to Section 12.32 R of the LAMC, a Building Line Removal of a 75-foot building line on White Oak Avenue established by Ordinance No. 102,104; and

For the Added Areas:

Pursuant to Section 11.5.6 of the LAMC, a General Plan Amendment to the Northridge Community Plan from Low I Density Residential (Added Areas 1 through 5) and Very Low I Density Residential (Added Areas 6 through 12) to Low Medium II Density Residential (Added Areas 1 through 12).

Proposed Project: Construction of 36 single-family homes, two-stories, approx. 30 feet in height, with 2-car garage parking spaces for each home, and 16 guest parking spaces (88 total parking spaces) on a 105,613 square foot lot. (Note: A Vesting Tentative Tract for "small lot subdivision" purposes has yet to be filed and will require a separate public hearing before the Advisory Agency at a later date. A Zoning Administrator Determination to allow a 6-foot fence and 8-foot pilasters on the front lot line will be filed as part of the tract case).

Added Areas:

No specific development projects are proposed for the Added Areas. Any future projects in these Added Areas will require a corresponding zone change consistent with the City Council-approved General Plan land use category.

Applicant: 9800 White Oak, LLC; Theodore Stein Jr.
Representative: Tom Sternock; Planning Associates, Inc.

STAFF RECOMMENDS APPROVAL DISAPPROVAL AS FILED; AND APPROVAL OF THE PLAN AMENDMENT TO LOW MEDIUM I DENSITY RESIDENTIAL (APPLICANT SITE AT 9750-9810 N. WHITE OAK AVE) AND FOR CITY-INITIATED ADDED AREAS; AND APPROVAL OF THE ZONE CHANGE TO [T][Q]RD3-1 (APPLICANT SITE ONLY).
Thomas L. Glick, (818) 374-5062.

6. [CPC-2006-5788-GPA-ZC-HD-BL-ZV-SPR](#)
CEQA: ENV-2006-4150-MND
Plan: Van Nuys-North Sherman Oaks

Council District: 2
Expiration Date: 1-23-08
Appeal Status: Appealable to Council

(CONTINUED FROM 10-25-07)

LIMITED PUBLIC HEARING for underlined Variance requests and project modifications.

Project Location: 13103-13225 W. Victory Boulevard

Requested Action: Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** (Periodic Plan Review for Window No. 167, Geographic Area 4) to the Van Nuys-North Sherman Oaks Community Plan from Medium Density Residential to Community Commercial; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from [Q] R3 -1 (Multiple Dwelling Zone) to RAS3-1L (Residential/Accessory Services Zone); and

Pursuant to Section 12.32 of the Municipal Code, a **Height District Change** from Height District 1XL (maximum three stories or 45 feet) to Height District 1L (maximum six stories or 75 feet); and

Pursuant to Section 12.32 R of the Municipal Code, a **Building Line Removal** of a 15-foot building line on the north side of Victory Boulevard established by Ordinance 97,446; and

Pursuant to Section 12.27 of the Municipal Code, a **Zone Variance** to permit commercial uses on the second floor in the RAS3-1L Zone and allow the Early Start Construction prior to final approval of the Plan Amendment, Zone Change, Building Line Repeal, and Height District Change; and

Pursuant to Section 12.27 of the Municipal Code, a **Zone Variance** to permit the following:

- a. Section 12.10.5 A to permit the use of a 40,000 square foot health club/gymnasium in the RAS3 Zone, otherwise not allowed;
- b. Section 12.21.1 A to permit a height of 59 feet, 11-inches in lieu of the maximum 50 feet permitted in the RAS3-1VL zone; and

Pursuant to Section 12.27 of the Municipal Code, a **Zone Variance** to permit on-site consumption of alcoholic beverages in restaurants in the commercial portion of the RAS3 Zone; and

Pursuant to Section 12, 27 of the Municipal Code, a **Zone Variance** to permit 53 residential units on the parcel westerly of Atoll Avenue in lieu of 45 units (the overall density will not be increased on the subject site and the easterly parcel will have less than permitted density), and allow the Early Start Construction prior to final approval of the Plan Amendment, Zone Change, Building Line Repeal, and Height District Change; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** for projects which result in an increase of 50 or more dwelling units and a development which results in an increase of 50,000 gross square feet or more of nonresidential floor area.

Proposed Project: Demolition of 72 apartment units (demolished Jan. 2007) and the construction of a mixed-use project on two master lots, approximately 115,832 net square feet, consisting of two buildings (Building A – 4 levels of residential over 1 level of commercial; Building B – 3 levels of residential over 2 levels of commercial), 5-stories (75 feet), of approximately 443,550 124,900 net square feet of office, retail, health club, and restaurant uses, and 182,660 gross square feet of residential uses for the construction of 124 condominium units. A total of 890 subterranean parking spaces (279 residential; 611 commercial) will be provided for the entire development. (Note: Vesting Tentative Tract No. 67549, which includes merger of Atoll Avenue and the adjacent northerly alley, has been filed for condominium purposes and had a separate hearing before the Advisory Agency on May 15, 2007; it is currently being held under advisement).

Applicant: Dasher Lawless, Inc.
Representative: Jerome Buckmelter, Associates, Inc.

STAFF RECOMMENDS APPROVAL, SUBJECT TO CONDITIONS, OF THE PLAN AMENDMENT/ZONE CHANGE/HEIGHT DISTRICT CHANGE TO NEIGHBORHOOD COMMERCIAL/(T)(Q)RAS3/HD-IV-L; APPROVAL OF THE BUILDING LINE REMOVAL AND APPROVAL OF THE ZONE VARIANCES; AND DISAPPROVAL OF THE SITE PLAN REVIEW.
Franklin N. Quon, (818) 374-5036

7. [DIR-2006-7320-\(BSA\)](#) Council District: 6
CEQA: Exempt Expiration Date: 12-25-07
Plan: Van Nuys-North Sherman Oaks Appeal Status: Not further appealable

Public Hearing completed on April 6, 2007.

Project Location: 7557 North Woodley Avenue and Saticoy Street

Requested Action of Appellant: Overturn the decision of the Director of Planning that the Department of Building and Safety did not err or abuse its discretion in its determination contained in Report No. DBS-050011-DCP3 that the entertainment/performance at the subject location constitutes an Adult Cabaret use as defined in Section 12.70 of the LAMC as documented in Orders to Comply M-48785 and A-1 0 15901 and Case No. 149785, dated August 23, 2005 and April 5, 2006.

Appellant: Vladyslav Patrikieiev
Representative: John H. Weston/G. Randal Garrou

STAFF RECOMMENDS TO UPHOLD THE DIRECTOR OF PLANNING IN FINDING THAT THE DEPARTMENT OF BUILDING AND SAFETY DID NOT ERROR OR ABUSE ITS DISCRETION IN ITS DETERMINATION.

R. Nicolas Brown, (818) 374-5069.

8. [CPC-2006-5401-GPA-ZC-BL](#) Council District: 6
CEQA: ENV-2006-5402-MND Expiration Date: 3-20-08
Plan: Sun Valley-La Tuna Canyon Appeal Status: Appealable

Public Hearing completed on October 22, 2007.

Project Location: 9041 Laurel Canyon Boulevard

Requested Action: Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** to the Sun Valley-La Tuna Canyon Community Plan from Low Residential to Low Medium II Residential; and

Pursuant to Section 12.32 F of the Municipal Code, a **Zone Change** from RA-1 (Rural Suburban Zone) and RMP-1 (Mobile home Park Zone) to [T] [Q] RD2-1 (Restricted Density Multiple Family Zone); and

Pursuant to Section 12.32 R of the Municipal Code, a **Building Line Removal** of a 25-foot building line on Laurel Canyon Boulevard established by Ordinance No. 101,256.

Proposed Project: Construction of 30 residential condominium units, 2-story over-garage, (maximum 32 feet, 9 inches high) providing 60 residential parking spaces and 15 guest parking spaces for a total of 75 parking spaces on an approximately 63,105 square foot lot. (Note: Tentative Tract 64845 for condominium purposes has yet to be filed and will require a separate public hearing before the Advisory Agency at a later date).

Applicant: Jim Brewer
Representative: Rhonda Lieberman, Wagner-Kerr Associates, Inc.

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO (T)(Q)RD5-1 AND APPROVAL OF THE BUILDING LINE REMOVAL.

Franklin N. Quon, (818) 374-5036.

AFTER 1:00 P.M.

9. [CPC-2007-1244-VZC-HD-BL-SPR](#)
CEQA: 2007-837-MND
Plan: Canoga Park-Winnetka-Woodland
Hills-West Hills

Council District: 3
Expiration Date: 12-22-07
Appeal Status: Appealable

Public Hearing completed on October 26, 2007.

Project Location: 23133 Sherman Place

Requested Action: Pursuant to Section 12.32 Q of the Municipal Code, a **Vesting Zone/Height District Change** from QC1-1VL (Commercial Zone; floor area not to exceed one-and-one half times the buildable area of the lot; maximum height not to exceed three stories or 45 feet) to RAS4-1-D (Residential/Accessory Services Zone; floor area not to exceed three times the buildable area of the lot; unlimited height); and

Pursuant to Section 12.32 R of the Municipal Code, a **Building Line Removal** of a 43 foot building line established by Ordinance No. 112,349; and

Pursuant to Section 16.05 of the Municipal Code **Site Plan Review** for projects that result in an increase of 50 or more dwelling units.

Proposed Project: Construction of a four-story, 60 foot high mixed use project to be built in two buildings over a podium with 160 residential apartment units and approximately 10,500 square feet of medical office space, on a 70,300 square foot site. The proposed project will provide 233 parking spaces for residents, 13 parking spaces for guests, and 53 parking spaces for the medical office space (299 total spaces) with the parking to be located in one at-grade and two subterranean parking levels.

Applicant: Marc Annotti, DS Ventures, LLC
Representative: Joel Miller, PSOMAS

STAFF RECOMMENDS APPROVAL OF THE ZONE/HEIGHT DISTRICT CHANGE TO (T)(Q)RAS4-1-D; APPROVAL OF THE BUILDING LINE REMOVAL AND APPROVAL OF THE SITE PLAN REVIEW.

Lynda J. Smith, (213) 978-1170

10. [CPC-2006-3798-GPA-ZC](#)
CEQA: ENV-2006-3585-MND-REC
Plan: Van Nuys-North Sherman Oaks

Council District: 6
Expiration Date: 1-23-08
Appeal Status: Appealable to Council

(CONTINUED FROM 10-25-07)

Public Hearing completed on July 30, 2007.

Project Location:

6853-6859 North Hazeltine Avenue (Applicant-Initiated Request);

and

**6845 North Hazeltine Avenue (City-Initiated Added Area No. 1); and
6861-65 North Hazeltine Avenue (City-Initiated Added Area No. 2); and
6907-09 1/2 North Hazeltine Avenue (City-Initiated Added Area No. 3).**

Requested Action:

Applicant-Initiated Request

Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a **General Plan Amendment** (Periodic Plan Review for Window No. 160, Geographic Area 4) to the Van Nuys-North Sherman Oaks Community Plan from Low Medium I Density Residential to Low Medium II Density Residential; and

Pursuant to Section 12.32 F of the Municipal Code, a **Zone Change** from R1-1 (One Family Zone) and [Q]RD1.5-1 (Restricted Density Multiple Dwelling Zone) to [T][Q]RD1.5-1 (Restricted Density Multiple Dwelling Zone).

City Initiated Added Areas*

Pursuant to Section 11.5.6 of the Municipal Code, a **General Plan Amendment** (Periodic Plan Review for Window No. 160, Geographic Area 4) to the Van Nuys-North Sherman Oaks Community Plan from Low Medium I Density Residential to Low Medium II Density Residential.

** No specific project is proposed for the Added Areas. Any future project in these Added Areas that requests the densities permitted by the Low Medium II Density Residential category must be privately initiated and will require a corresponding zone consistent with that Plan land use category.*

Proposed Project:

Demolition of existing single-family dwellings and construction of 18 residential condominium units, 3-stories, approximately 33 feet, 5 inches high, with 36 resident parking spaces and five guest parking spaces for a total of 41 parking spaces on an approximately 28,800 square foot site. (Note: A Tentative Tract Map for condominium purposes has yet to be filed and will require a separate public notice and hearing before the Advisory Agency at a later date.)

Applicant: Grigory Adjian
Representative: Armen R. Teroganesian

STAFF RECOMMENDS APPROVAL, SUBJECT TO CONDITIONS, OF THE PLAN AMENDMENT/ZONE CHANGE TO LOW MEDIUM II DENSITY RESIDENTIAL/[T][Q]RD1.5-1 FOR THE APPLICANT SITE; AND APPROVAL OF THE PLAN AMENDMENT TO LOW MEDIUM II DENSITY RESIDENTIAL FOR THE CITY-INITIATED SITE.

Thomas L. Glick, (818) 374-5062.

11. **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 will be held at 8:30 a.m. on Thursday,
January 10, 2008
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