

**CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, JANUARY 24, 2008, 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 NO. 4, 5, 6, 9, 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.planning.lacity.org](http://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](http://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 agendaed 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  
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-2008-74-ICO**

CEQA: ENV-2008-75-CE  
Plan: Granada Hills-Knollwood

Council District: 12  
Expiration Date: N/A  
Appeal Status: N/A

**PUBLIC HEARING**

**Project Location:** Balboa Highlands subdivision located generally on Lisette Street, Nanette Street, Jimeno Street, and Darla Avenue in Granada Hills.

**Requested Action:** An Interim Control Ordinance (ICO), to continue to temporarily prohibit the issuance of all building, demolition, and alteration permits within the proposed Balboa Highlands Historic Preservation Overlay Zone (HPOZ) area.

**Proposed Project:** No project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED INTERIM CONTROL ORDINANCE (ICO).

Milena Zasadzien, (818) 374-5054; Franklin Quon, (818) 374-5036.

5. [VTT-69432-1A](#)  
CEQA: ENV-2007-3980-MND  
Plan: Wilshire

Council District: 10  
Expiration Date: 1-25-08  
Appeal Status: Appealable to Council

**PUBLIC HEARING**

**Project Location:**        **666-680 South Berendo Street**

**Requested Action:**    **AN APPEAL**, from the entire decision of the Deputy Advisory Agency in approving Vesting Tentative Tract Map No. 69432.

**Proposed Project:**    Merger and re-subdivision of four lots into a one-lot subdivision on a 34,233 net square foot site in the R5-2 zone for a 17-story, 150-unit residential condominium with 401 parking spaces, including 130 spaces used exclusively as parking for residents of the Talmadge Apartments adjacent to the subject site.

Applicant:                    Veritas Partner Berendo, LLC; QES, Inc., Representative  
Appellant:                    Antonio Benetti

STAFF RECOMMENDS DENY THE APPEAL AND SUSTAIN THE DEPUTY ADVISORY AGENCY DECISION.  
Henry Chu, (213) 473-9919.

6. [DIR-2007-3349-DB-1A](#)  
CEQA: ENV-2007-3956-MND  
Plan: Van Nuys-North Sherman Oaks

Council District: 6  
Expiration Date: N/A  
Appeal Status: Nor further appealable.

**PUBLIC HEARING**

**Project Location:**        **6940 N. Sepulveda Boulevard**

**Requested Action:**    **AN APPEAL**, from a Director's Determination approving a Density Bonus Compliance Review to permit construction of 98 rental apartment units, including 8 units reserved for very low income households.

**Proposed Project:**    A four-story residential complex over one level of at grade parking with a total floor area of 139,016 square feet and 188 parking spaces.

Applicant:                    IMT Capital Sepulveda LLC  
Appellant:                    Jeffrey Ryan

STAFF RECOMMENDS DENY THE APPEAL AND SUSTAIN THE DIRECTOR'S DETERMINATION.  
Edward C. Sanderson, (818) 374-5067; Tom Glick, (818) 374-5062.

7. [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

**CONTINUED FROM 12-20-07.**

**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

8. [CPC-2007-3104-CU-ZAD](#)  
CEQA: ENV-2007-3105-MND  
Plan: Granada Hills-Knollwood

Council District: 12  
Expiration Date: 2-24-08  
Appeal Status: Appealable to Council

Public Hearing completed on October 29, 2007.

**Project Location:**        **16651 W. Rinaldi Street**

**Requested Action:** Pursuant to Section 12.24 U 24 of the Municipal Code, a **Conditional Use** to permit the continued use, maintenance and expansion of an existing Charter middle and high school in the A1-1 zone; and

Pursuant to Section 12.24 X.20 of the Municipal Code, a **Determination** to permit shared parking between the existing church use and the existing Charter School use.

**Proposed Project:** Continued use, maintenance, and expansion of an existing charter middle and high school (grades 6 through 12) previously approved for a period of two years, under case No. ZA 2005-4986-ZV-ZAD located on a 159,865 square foot site also developed with a church. The proposed project includes an increased enrollment from 160 to 213 students, the removal of an existing building and the addition of three new buildings, adding approximately 2,160 square feet project floor area, and shared parking with the church use with 50 of the existing 85 on-site parking spaces to be dedicated to school use during school hours. The proposed school will be operated by 13 teachers and 5 administrative staff during the hours of 7 a.m. to 5 p.m., Monday through Friday, with special events taking place throughout the year that may occur after regular school hours.

Applicant: The Episcopal Church of St. Andrews and St. Charles

STAFF RECOMMENDS APPROVAL OF THE CONDITIONAL USE AND THE DETERMINATION, SUBJECT TO CONDITIONS OF APPROVAL.  
Madhu Kumar, (213) 978-1162.

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

9. **CPC-2007-2134-CA**  
CEQA: ENV-2007-2135-CE  
Plan: ALL

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

**PUBLIC HEARING**

**Project Location:** Citywide

**Requested Action:** **Proposed Ordinance (Appendix A) amending** Section 13.08 of the Los Angeles Municipal Code (LAMC), to streamline and simplify the approval process for minor projects in Community Design Overlay (CDO) Districts when such projects are consistent with the provisions of the CDO.

**Proposed Project:** No project is proposed

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE (APPENDIX A).  
Shana Bonstin, (213) 978-1207.

10. [CPC-2006-3786-CDO-ZC](#)  
(Related Case: CA-2007-2134-CA)  
CEQA: ENV-2007-1541-ND  
Plan: Venice, Palms-Mar Vista-Del Rey

Council District: 11  
Expiration Date: N/A  
Appeal Status: N/A

#### **PUBLIC HEARING**

**Project Location:** The area comprised of all parcels fronting Lincoln Boulevard between the Santa Monica – Los Angeles City boundary (between Ozone Avenue and Commonwealth Avenue) to the north and the Marina Expressway to the south.

**Requested Action:** Pursuant to Section 12.32(S) of the Municipal Code, the adoption of a **Community Design Overlay District** with corresponding overlay design guidelines and development standards; and

Pursuant to Section 12.32(C) of the Municipal Code, a **Zone Change** to those parcels lying within the Lincoln Boulevard CDO Boundary from C2-1 and [Q]C2-1 to [Q]C2-1-CDO, from C4-OX-2D to [Q]C4-OX-2D-CDO, from M1-1 and [Q]M1-1 to [Q]M1-1-CDO, from M2-1 to [Q]M2-1-CDO, from P-1 and (Q)P-1 to [Q]P-1-CDO, from [Q]PF-1XL to [Q]PF-1XL-CDO, from PF to [Q]PF-1-CDO, and from [T][Q]RAS4-1 to [T][Q]RAS4-1-CDO.

**Proposed Project:** No project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE REQUESTED ZONE CHANGE TO INSTITUTE THE PROPOSED [Q] QUALIFYING CONDITIONS; APPROVAL OF THE COMMUNITY DESIGN OVERLAY DISTRICT AND APPROVAL OF THE DESIGN GUIDELINES AND DEVELOPMENT STANDARDS.

Shana Bonstin, (213) 978-1207.

11. [CPC-2007-3276-CDO-ZC](#)  
CEQA: ENV-2007-3277-ND  
Plan: Westchester-Playa Del Rey

Council District: 11  
Expiration Date: N/A  
Appeal Status: N/A

#### **PUBLIC HEARING**

**Project Location:** Various locations in downtown Westchester generally covering properties with commercial plan designations along Sepulveda Boulevard between Los Angeles International Airport and 84<sup>th</sup> Place, bounded to the West by Sepulveda Westway and the East by Sepulveda Eastway, La Tijera Boulevard and Kittyhawk Avenue.

**Requested Action:** Pursuant to Section 12.32(S) and 13.08 D of the Municipal Code, the adoption of a **Community Design Overlay District** with corresponding design overlay guidelines and development standards; and

Pursuant to Section 12.32(C) of the Municipal Code, a **Zone Change**, to those parcels within the Downtown Westchester Commerical Area, from R3-1, C2-1, C2-2D, [Q]C2-2D, C2-1VL, and [Q]C2-1VL to [Q]R3-1-CDO, [Q]C2-1-CDO, [Q]C2-2D, and [Q]C2-1VL-CDO. The proposed Zone Change also includes the reiteration and renumber of existing Development Restrictions.

**Proposed Project:** No project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE REQUESTED ZONE CHANGE AND THE PROPOSED COMMUNITY DESIGN OVERLAY DISTRICT AND DESIGN OVERLAY GUIDELINES AND DEVELOPMENT STANDARDS.  
Christopher Koontz, (213) 978-1193.

**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 will be held at 8:30 a.m. on Thursday,  
February 14, 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](mailto:CPC@lacity.org)