

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 27, 2008, 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
Fr. Spencer T. Kezios, Commissioner
Cindy Montañez, Commissioner
Michael K. Woo, Commissioner
VACANT, Commissioner

S. Gail Goldberg, Director
John M. Dugan, Deputy Director
Eva Yuan-McDaniel, Deputy Director

Gabriele Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NOS. 4, 5 and 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 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 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. Update on City Planning Commission Status Reports and Active Assignments.
 - 1. Ongoing Status Reports
 - 2. Citywide Urban Design Guidelines/Principles Update (Emily Gabel Luddy)
 - 3. Discussion on Application of Development Standards on Subdivisions (Emily Gabel Luddy).
- 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-2005-8397-CU-F](#)
CEQA: ENV-2005-8398-MND
Plan: Van Nuys-North Sherman Oaks

Council District: 2
Expiration Date: 3-27-08
Appeal Status:Appealable to Council

LIMITED PUBLIC HEARING REQUIRED

Project Location: 13330 Riverside Drive

Requested Actions:

1. Pursuant to Section 12.24 U.24 of the Municipal Code, a **Conditional Use** to permit the continued operation and expansion of an existing private school in the R1-1, R3-1 and C1-1VL Zones.
2. Pursuant to Section 12.24 F of the Municipal Code a **modification** from the Zoning Code height and area regulations as follows:
 - a. Section 12.21.1 to permit a building height of 39 feet in lieu of the maximum building height of 33 feet otherwise permitted.
 - b. Section 12.08 C.2 to permit a westerly side yard setback of zero feet and an easterly side yard setback varying in width from zero to five feet in lieu of the minimum 6 foot side yard setbacks otherwise required.
 - c. Section 12.08 C.3 to permit a rear yard setback of 10 feet in lieu of the minimum 15 foot rear yard setback otherwise required.
3. Pursuant to Section 12.24 X.7 of the Municipal Code, a **Determination** to permit an eight foot high chain link fence along the Riverside and Nagel property lines in lieu of the 42 inch maximum fence height otherwise permitted.
4. Pursuant to Section 12.24 W.27 a **Conditional Use** for a Commercial Corner Development having less than 50% ground floor transparent windows.

Proposed Project:

Continued use, maintenance, and expansion of an existing private school located on a site developed with a church and assembly building, for an increased enrollment from ~~267~~ 350 students to 650 students and the addition of four classrooms, grades 9-12 (high school), to the existing Pre K-8 grades. The project includes the demolition of two existing classroom/administration buildings and one temporary classroom (33,326 square feet) and construction of ~~34~~ 33 classrooms and a library, (approximately ~~42,347~~ 46,450 square feet), for a total ~~building footprint of 19,818~~ of 55,233 square feet of project floor area, with 51 parking spaces (45 parking spaces in a new, 18,503 square foot subterranean parking area, and 6 existing ground-level parking spaces), on an approximately 1.77 acre lot. The proposed school will be operated by ~~43~~ 31 teachers and 3 administrative staff during the hours of 7:30 A.M. to 4:00 P.M. Monday through Friday, with 12 special events ending weekdays until 9:00 P.M., Saturdays from 8:00 A.M. to 12:00 Midnight, and Sundays from 12:00 noon to 8:00 P.M., and seasonal student sports practice Saturdays 8:00 A.M. to 1:00 P.M. The project will be developed in four (4) phases over a period of fifteen (15) years.

Applicant: Lourdes Bloom, Architect

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Madhu Kumar, (213) 978-1162.

5. [CPC-2007-4452-ZC-BL-ZAA-SPR](#)
CEQA: ENV-2007-4378-MND-REC1
Plan: Van Nuys-North Sherman Oaks

Council District: 6
Expiration Date: 3-27-08
Appeal Status:Appealable to Council

LIMITED PUBLIC HEARING REQUIRED

Project Location: 15141-15239 W. Saticoy Street & 7611-7627 N. Burnet Avenue

Requested Actions:

1. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from R1-1 (one family zone) to RD2-1 (Restricted Density Multiple Dwelling Zone) for the 180,573 square feet site; and
2. Pursuant to Section 12.32 R of the Municipal Code, a Building Line Removal of a variable 22 to 25 feet building line restriction on the north side of Saticoy Street established by Ordinance 98,019; and
3. Pursuant to Section 12.28 of the Municipal Code, an adjustment from Section 12.21 C 2 to permit 6 to 8 feet of space between residential buildings on the same lot in-lieu of the minimum 10 feet otherwise required; and
4. Pursuant to Section 12.28 of the Municipal Code, an adjustment from Section 12.22 C 20 to permit a 6-feet in height front yard fence in lieu of the maximum 3'6" otherwise required; and
5. Pursuant to Section 16.05 of the Municipal Code, a Site Plan Review for projects which create 50 or more dwelling units.

Proposed Project:

Proposed demolition of 11 single family dwellings and the construction, use and maintenance of 65 condominium units with 164 parking spaces including 34 guest parking spaces on an 180,573 net square feet site.

Applicant: Sharon Evenhaim, Tuscana Homes
Representative: Jody Wood, California Home Builder

STAFF RECOMMENDS APPROVAL OF THE ZONE CHANGE TO (T)(Q)RD2-1 AND A BUILDING LINE REMOVAL; APPROVAL OF THE ADJUSTMENTS AND SITE PLAN REVIEW.
Theodore Irving, (213) 978-1366.

6. [CPC-2007-5740-CA](#)
CEQA: ENV-2007-5741-CE
Plan: ALL

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

CONTINUED FROM FEBRUARY 14, 2008 AND FEBRUARY 28, 2008.

PUBLIC HEARING REQUIRED

Project Location: CITYWIDE

Requested Action:

A proposed Ordinance amending Sections 12.22 C.4 and C.5, to the Los Angeles Municipal Code to bring the calculation of front yard setbacks of properties adjacent to projecting buildings into consistency with a longstanding interpretation.

On February 14, 2008, the City Planning Commission (CPC) held a hearing on a proposed ordinance amending the LAMC to bring the calculation of front yard setbacks of properties adjacent to projecting buildings into consistency with a longstanding interpretation. The hearing was continued to February 28, 2008. At the February 28 hearing, new information was presented by the Department of Building and Safety, and the matter was continued to March 27 to allow for further interdepartmental coordination. As a result of that coordination and after consideration, it was determined that because these provisions are so rarely used, and provide little in the way of good urban design for the City, that Sections 12.22C.4 and C.5 be amended to remove these provisions entirely from the Los Angeles Municipal Code.

Proposed Project:

No project is proposed.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE (APPENDIX C) REMOVING THE PROJECTING BUILDINGS PROVISIONS FROM THE LAMC.
Daisy Mo, (213) 978-1338.

7. **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,
April 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

