

**CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, JUNE 12, 2008, 12:30 P.M.  
CITY COUNCIL CHAMBERS – THIRD FLOOR, ROOM 340 CITY HALL  
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA**

**NOTE: CHANGE OF TIME AND ROOM**

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  
Ricardo Lara, Commissioner  
Lourdes Sanchez, Commission Executive Assistant I

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

**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.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.*

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.

AGENDAS 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 W 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 agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. **If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.**

**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. City Council/PLUM Calendar and Actions.
  - 3. AB 32 and General Plan Updates
- B. Legal actions and rulings update
- C. Other items of interest
- D. Studio City Public Records Act Request

**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 five (5) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to three (3) 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-2007-2144-DB-1A**

CEQA: ENV-2007-5919-ADD  
(ENV-2003-4941-MND)  
Plan: Van Nuys-North Sherman Oaks

Council District: 2  
Expiration Date: 06-06-08  
Appeal Status: Not further appealable.

**PUBLIC HEARING**

**Location:** 13751 Sherman Way

**AN APPEAL** of the Director's Determination for 52 apartment units in the (T)(Q)RD1.5-1 and (T)(Q)R3-1 Zones for the proposed **Density Bonus Compliance Review** to permit the construction of 52 apartments units for Low and Very Low Income households. The proposed project's site plan would be comprised of a raised podium and tuck-under garage with one to four stories above the podium (a total of five stories) and a total floor area of approximately 77,649.44 square feet. A total of 59 parking spaces will be provided (inclusive of 7 tandem parking spaces), consistent with Section 12.22-A, 25(d)(2) of the Los Angeles Municipal Code. The project involves a 16 percent density bonus (45 base units plus 7 density bonus units) for a 100 percent affordable housing project, and a 20 percent incentive building height increase up to 54 feet pursuant to California State Density Bonus Act SB1818.

Applicant: LA Community Design Center, Sara Dimson  
Representative: Craig Lawson & Co. LLC, Jim Ries

Appellant: Margaret Borst

STAFF RECOMMENDS DENIAL OF THE APPEAL.  
Nicholas Hendricks, (818) 374-5046

5. **CITY PLANNING COMMISSION DISCUSSION OF PLANNING POLICY AND GOALS**

The next regular meeting of the City Planning Commission  
will be held at **8:30 a.m. on Thursday, June 26, 2008,**  
at the **Van Nuys City Hall, 14410 Sylvan Street**  
**Council Chamber, 2<sup>ND</sup> Floor**  
**Van Nuys, CA 91401**

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. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300. or by email at [CPC@lacity.org](mailto:CPC@lacity.org).