

**CITY PLANNING COMMISSION
REGULAR MEETING**

NOTE: TIME CHANGE THURSDAY, JUNE 26, 2008, 12:30 P.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
Ricardo Lara, Commissioner
Cindy Montañez, Commissioner
Michael K. Woo, Commissioner

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

Lourdes Sanchez, Commission Executive Assistant

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NO. and .

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 agendized 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. City Council/PLUM Calendar and Actions
- 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-2007-5088-ZC-ZV-ZAA-SPR](#)

CEQA: ENV-2007-5081-MND
Plan: Van Nuys-North Sherman
Oaks

Council District: 5
Expiration Date: 07-07-08
Appeal Status: Appealable to City Council.

Public hearing completed on April 22, 2008.

Project Location: 12703-12729 West Riverside Drive & 12629 West Riverside Drive

Requested Action:

Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a **Vesting Zone Change** from [Q]R3-1 to (T)(Q)R3-1 on Parcel A.

Pursuant to Section 12.32 of the LAMC, a **Vesting Zone Change** from CR-1VL, C1-1VL & P-1VL to (T)(Q)RAS4-1VL on Parcel B.

Pursuant to Section 12.27 of the LAMC, a **Zone Variance** to permit a 60 square-foot architectural ledge sign, located approximately 22 feet above the first pedestrian level, and a 10 square-foot monument sign on Parcel B.

Pursuant to Section 12.28 of the LAMC, a **Zoning Administrator's Adjustment** to permit an 11 percent increase in building height for a 46 to 50-foot tall, 4-story apartment building in lieu of 45 feet required in the R3 Zone, Height District 1 on Parcel A

Pursuant to Section 12.28 of the LAMC, a **Zoning Administrator's Adjustment** to permit a 19.5 percent increase in building height for a 56 to 59.9-foot tall, 5-story apartment building, in lieu of 50 feet required in the RAS4 Zone, Height District 1VL, on Parcel B.

Pursuant to Section 12.28 of the LAMC, a **Zoning Administrator's Adjustment** to permit a 5-foot rear yard, in lieu of 15 feet required by the RAS4 Zone on Parcel B.

Pursuant to Section 16.05 of the LAMC, that **Site Plan Review Findings** be made for a development involving more than 50 dwelling units.

Adopt environmental clearance - Mitigated Negative Declaration No. ENV-2007-5081-MND.

Recommend that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified Classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and, that the "T" Tentative Classification be removed in the manner indicated on the attached pages.

Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are performed and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Proposed Project:

The development of two parcels (Parcels "A" and "B"), comprising a total of 3.6 acres of land for two apartment buildings having a combined total of 271 dwelling units; one building on each parcel. Parcel A would contain a 47-unit, 4-story tall (50 feet in height) apartment building with 90 parking spaces. Parcel B would contain a 224-unit, 5-story tall (59.9 feet in height) apartment building with 380 parking spaces. Parcel A is vacant and contains several mature trees, while Parcel B contains a vacant, 5-story hospital building (50 to 85 feet in height) and related structures. A total of 470 parking spaces would be provided in subterranean and at-grade garages on both parcels.

Applicant: Miguel A. Mendoza

STAFF RECOMMENDS APPROVAL OF A VESTING ZONE CHANGE TO (T)(Q)R3-1 ON PARCEL A AND (T)(Q)RAS4-1VL ON PARCEL B, A ZONE VARIANCE, ZONING ADMINITRATOR'S ADJUSTMENT AND SITE PLAN REVIEW.
Jack Chiang, (213) 978-1162

5. **CPC-2007-2802-CU**

CEQA: ENV-2007-2803-MND
Plan: Mission Hills-Panorama City-
North Hills

Council District: 6
Expiration Date: 07-16-08
Appeal Status: Appealable to City Council.

Public hearing completed on May 2, 2008.

Project Location: 14660 Arminta Street

Requested Action:

Pursuant to Section 12.24 U 22 (b) of the Municipal Code, a **Conditional Use** to allow a recycling "Buyback Center" for the depositing of glass, cans, papers, plastic, beverage containers, and similar Recyclable Collection or Buyback Centers and Mobile Recycling Centers, and a "Junk Dealer" in the M2 or M3 Zones when the facility is not in compliance with all of the conditions set forth in Section 12.21 A.18 (d).

Proposed Project:

Installation and operation of a recycling "Buyback Center" and "junk dealer", completely contained in four, 8-feet by 20-feet by 8-feet mobile roll-off storage containers on the northeast corner of an M2-1 Zoned property used for a plating shop, on an approximate 78,425 square-foot lot

Applicant: Miguel A. Mendoza

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

**The next regular meeting of the City Planning Commission
will be held at 8:30 a.m. on Thursday, JULY 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