

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 28, 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
Ricardo Lara, Commissioner
Cindy Montañez, Commissioner
Michael K. Woo, Commissioner

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

Lourdes Sanchez, Commission Executive Assistant

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NO. 4, 5, 6 and 8.

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.** Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

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
 - 3. Presentation on Downtown Street Standards/Urban Design Standards and Guidelines
- 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 1993-452-DA-M1](#)
CEQA: ENV-2008-1563-CE
Plan: Chatsworth-Porter Ranch

Council District: 12
Expiration Date: 09-27-08
Appeal Status: N/A

PUBLIC HEARING

Project Location: 19808 and 19866 Prairie Street and 9200 Oakdale Avenue

Requested Action:

Pursuant to Section 65864-65869.5 of the California Government Code and the City implementing procedures, an amendment to modify the terms of the Development Agreement adopted by the Los Angeles City Council under Ordinance No. 170,059 as executed on November 26, 1994 between Great Western Bank and the City of Los Angeles. The modification request is to extend the term agreement. The Development Agreement is intended to provide reasonable assurances to the Applicant, (the current owner and successor in interest to the Development Agreement) with respect to their ability to implement proposed Project Approval, with the Applicant providing the City certain public benefits. The Development Agreement currently has a fixed 15 year term which is due to expire in November 2009, Chatsworth Office, LLC requests an amendment to extend the term of the Development Agreement an additional five (5) years to November 26, 2014.

Proposed Project:

As previously granted on August 3, 1989, under separate Conditional Use and Zone Variance actions (ZA-89-0038(CUZ) and ZA-89-0037(ZV)), a 790,000 square-foot commercial office complex, a parking structure, an employee service center and a child care center with a maximum of 300 children in an MR2-1 zone. Since 1994 less than 400,000 square feet of the approved project have been constructed. At this time, the applicant is proposing to construct a six-story, approximately 180,000 square foot, commercial office building along with a five-story, approximately 345,820 square foot, parking garage on the southeast corner of Prairie Street and Oakdale Avenue. These buildings are unlikely to be finished before the current term of a Development Agreement expires and the Applicant requests an additional five years in order to complete the project. The applicant, even with the project proposed at this time, will still retain the right to build approximately 200,000 square feet of additional commercial square footage under the new terms of the Development Agreement.

Applicant: Chatworth Office, LLC
Representative: Ellia Thompson, Jeffer Mangels Butler Marmaro LLP

STAFF RECOMMENDS DISAPPROVAL.
Tom Glick, (818) 374-5062

5. [CPC-2008-2861-RFA](#) Council District: 7
CEQA: ENV-2008-2862-CE Expiration Date: N/A
Plan: Sunland-Tujunga-Lake View Appeal Status: N/A
Terrance-Shadow Hills-East La Tuna
Canyon

PUBLIC HEARING.

Project Location: All non-hillside single-family residentially-zoned properties located in Sunland-Tujunga as shown on boundary map in staff report.

Requested Action:

Residential Floor Area Supplemental Use District for all non-hillside single-family residentially zoned properties within the boundaries specified in Exhibit B, pursuant to Section 12.32 of the Los Angeles Municipal Code.

Proposed Project:

A City-initiated Residential Floor Area (RFA) supplemental use overlay district to establish a floor area ratio of 30 percent of the lot area, with provisions to permit a 20% floor area bonus for the inclusion of LEED green building standards or stepped back design features, for approximately 7000 individual parcels zoned for single-family residential use within a portion of Sunland-Tujunga.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL.
Robert Duenas, (818) 374-5072

6. [DIR-2007-3599-BSA-1A](#) Council District: 11
CEQA: N/A Expiration Date: 09-28-08
Plan: Venice Appeal Status: Not further appealable.

PUBLIC HEARING

Project Location: 404 South Lincoln Boulevard

AN APPEAL from the Zoning Administrator's denial pursuant to the provisions of Section 12.26-K of the Los Angeles Municipal Code, of an appeal from the action of the Department of Building and Safety in its determination regarding the layout of the "Office for Counseling and Referral Service for Homeless and Low Income", as approved by Building Permits No. 06030-30000 and 30002-15875, whether the use constitutes a Community Care Facility, which the appellant states is not permitted by right in the C2 Zone and therefore requires City Planning approval. The Zoning Administrator found that the Department of Building and Safety did not err or abuse its discretion in issuing Building Permits No. 06030-30000 and 30002-15875., and acted to affirm the action of the Department of Building and Safety.

Applicant: Carol Bodlander, Living in Venice Group (*Not Property Owner*)
Representative: Andre de Montesquiou

Appellant: Same

STAFF RECOMMENDS DENIAL.
Albert Landini, (213) 978-1318

7. [CPC 2004-5201-ZC-CUB-CU-SPE-SPP](#) Council District: 3
CEQA: ENV-2005-5200-MND(REC) Expiration Date: 08-28-08
Plan: Canoga Park-Winnetka- Appeal Status: Appealable to City Council.
Woodland Hills-West Hills

Public hearing completed on August 13, 2007.

Project Location: 19762-19858 W. Ventura Boulevard

Requested Action:

Pursuant to Section 12.32 F of the Municipal Code, a Zone Change from P-1VLD (Automobile Parking Zone) and C1-1VLD (Limited Commercial Zone) to [T][Q]C1-1VLD (Limited Commercial Zone) over the entire site;

Pursuant to Section 12.24 W 27 of the Municipal Code, a Conditional Use to permit 24 hour operation of a Commercial Corner Development beyond the hours of 7:00 A.M. and 11:00 P.M.;

Pursuant to Section 12.24 W 1 of the Municipal Code, a Conditional Use to permit alcohol sales within a new full service retail market;

Pursuant to Section 11.5.7 F of the Municipal Code, Exceptions from the following Sections of the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052):

- a. Section 7 E (1)(e) to permit a height of 38 feet in lieu of the maximum 30-foot height permitted by the Specific Plan;
- b. Section 7 A (3)(a) to permit a driveway and parking area to be located directly in front of the building in lieu of locating the parking spaces and driveways at the rear of the building;
- c. **Section 7 D (1)(c) to permit a landscaped buffer less than the required 10 feet wide around the surface parking lot adjacent to the street;** and

Pursuant to Section 11.5.7 C of the Municipal Code, a Project Permit Compliance with the Ventura/Cahuenga Boulevard Corridor Specific Plan.

Proposed Project:

The demolition of a 35,142 square-foot portion of an existing shopping center for the construction of a future 47,465 square-foot, 24-hour, supermarket within a shopping center and, the remodel of the shopping center with a new façade and exterior landscaping improvements (86,032 square-feet of total building area), with 365 parking spaces on a 5.22 acre site.

Applicant: Vons, Richard Chavez
Representative: Fred Gaines, Esq., Gaines and Stacey, LLP

STAFF RECOMMENDS THE FOLLOWING:

1. **Approve** and **recommend** that the City Council adopt a **Zone Change** from P-1VL-D and C1-1VL-D to (T)(Q)C1-1VL-D, subject to the attached conditions of approval;
2. **Approve** a Conditional Use pursuant to for the following:
 - a. Section 12.24 W 27 of the Municipal Code to permit 24 hour operation of a Commercial Corner Development beyond the hours of 7:00 A.M. and 11:00 P.M., with the attached conditions of approval;
 - b. Section 12.24 W 1 of the Municipal Code to permit alcohol sales within a new full service retail market, with the attached conditions of approval;
3. **Disapprove** the Exception from Section 7 E (1)(e) of the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance Nos. 166,560, 171,240, and 174,052) to permit a height of 38 feet in lieu of the maximum 30-foot height permitted by the Specific Plan, with the attached conditions of approval;
4. **Approve** the **Exception** from Section 7 A (3)(a) of the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance Nos. 166,560, 171,240, and 174,052) to permit a driveway and parking area to be located directly in front of the building in lieu of locating the parking spaces and driveways at the rear of the building, with the attached conditions of approval;
5. **Approve** the **Exception** from Section 7 D (1)(c) to permit a landscaped buffer less than the require 10 feet wide around the surface parking lot;
6. **Approve** the **Project Permit Compliance** determination pursuant to Section 11.5.7.C of the Los Angeles Municipal Code;
7. **Adopt** Mitigated Negative Declaration No. 2005-5200;
8. **Adopt** the attached Findings;
9. **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 implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Frank Quon (818) 374-5036

8. **TT-64610-CC-1A**

CEQA: ENV-2007-10393-CE

Plan: Chatsworth-Porter Ranch

Council District: 12

Expiration Date: 08-28-08

Appeal Status: Further appealable to City Council.

PUBLIC HEARING

Project Location: 10405 Canoga Avenue

AN APPEAL from the entire decision of the Advisory Agency denial of Tentative Tract 64610-CC for the proposed conversion of 61 residential apartments to 61 residential condominiums with 81 parking spaces on a two (2) acre site.

Appellant: DLGP Stoney Point, LLC

Applicant: Same

STAFF RECOMMENDS DENIAL.

Sterling Barnes, (213) 978-1359

***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 of the City Planning Commission
will be held at 8:30 a.m. on Thursday, SEPTEMBER 11, 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