

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, OCTOBER 23, 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. Berton, Deputy Director
John M. Dugan, Deputy Director
Eva Yuan-McDaniel, Deputy Director

James Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS NO. 4 and 5.

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.**

The Commission has 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. Items may be called in a different order or 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.

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.**

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 at www.planning.lacity.org. Click the Meetings and Hearings" link. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

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
- C. Discussion and possible amendment of the action taken by the City Planning Commission at its Special Meeting of October 16, 2008 to initiate an Interim Control Ordinance concerning digital billboards. Any possible amendment would be to broaden the scope of the Interim Control Ordinance to extend to other types of off-site signs, to all off-site signs, and/or to other billboard matters brought forward to the Commission by the City Attorney and/or the City Council.

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. **CPC 1993-452-DA-M1**
CEQA: ENV-2008-1563-CE
Plan: Chatsworth-Porter Ranch

Council District: 12
Expiration Date: 10-23-08 Extended
Appeal Status: N/A

PUBLIC HEARING – Continued from August 28, 2008

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 CONTINUANCE TO JANUARY 22, 2009.
Thomas Glick, (818) 374-5062

5. **TT-64610-CC-1A**
CEQA: ENV-2007-10393-CE
Plan: Chatsworth-Porter Ranch

Council Districts: 12
Expiration Date: 10-23-08
Appeal Status: Further appealable to City Council

PUBLIC HEARING - Continued from August 28, 2008

Location: 10405 Canoga Avenue

Requested Action:

Appeal from the entire decision by the Advisory Agency.

Proposed Project:

A **Tentative Tract** to convert 61 residential apartments to 61 residential condominiums with 81 parking spaces on a two (2) acre site.

Applicant: DLGP Stoney Point, LLC; Representative: Jorge Palacios
Appellant: Same

STAFF RECOMMENDS DENY THE APPEAL.
Sterling Barnes, (213) 978-1359

6. **CPC-2007-874-CU**

CEQA: ENV-2007-875-MND
Plan: Mission Hills-Panorama City-
North Hills

Council District: 7
Expiration Date: 10-25-08
Appeal Status: Appealable to City
Council

PUBLIC HEARING – Completed on September 8, 2008

Location: 15418 N. Parthenia Street

Requested Action:

Pursuant to Section 12.24 U 22 (a) of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit a Recycling Collection or Buyback Center for the depositing of glass, cans, plastic, beverage containers, and similar Recyclable Collection or Buyback Centers and Mobile Recycling Centers in the C2 Zone, when the facility is not in compliance with all of the Performance Standards set forth in LAMC Section 12.21 A.18 (d). Specifically, the project **does not comply with the following three Performance Standards:**

1. The lot upon which the Recycling Buyback Center is not located within 1,000 feet of an A, R, C, and P Zone or use [LAMC Sec. 12.21.A.18(d)(1)];
2. The area for depositing Recyclable Materials is located a minimum of 10 feet from all property lines [LAMC Sec. 12.21.A.18(d)(3)]; and
3. The entire site shall be enclosed by a 6-foot high concrete block or masonry wall. In addition, if the facility is located in the C Zone, a five-foot landscaped buffer, shall be maintained along all street frontages [LAMC Sec. 12.21.A.18(d)(4)].

Proposed Project:

The legalization and continued operation of a recycling “Buyback Center” for the collection of cans and bottles (plastic, metal and glass), contained in one, 8-foot wide by 20-foot long by 8-foot tall metal storage container on the rear southeast corner of a [Q]C2-1VL Zoned, approximately 11,170 square-foot commercial retail property. The use is currently operating without permit.

Applicant: Miguel A. Mendoza Calvillo; Representative: Shant Saiyan

STAFF RECOMMENDS DISAPPROVE AS FILED, APPROVE A CONDITIONAL USE.
Daniel O'Donnell, (818) 374-5066

7. [CPC-2007-4469-ZC-CU-DB-ZV-ZAA-SPR](#)

CEQA: ENV-2007-4470-MND
Plan: Arleta-Pacoima

Council District: 7
Expiration Date: 11-8-08
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on August 25, 2008

Location: 12236 W. Osborne Place

Requested Action:

1. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from expired (Q)RD1.5-1 (Restricted Density Multiple Dwelling Zone) to [Q]RD1.5-1 (Restricted Multiple Dwelling Zone);
2. Pursuant to Section 12.24 U 26 of the Municipal Code, a **Conditional Use** for a development project, in which the density increase is greater than 25 percent for a density bonus project providing 100 percent of the total units for very low to moderate income households. The permitted base density, using the lot area prior to dedication, results in 39 by-right base units and, after application of a 69% Density Bonus, a project with an additional 27 units for a final total of 66 units in lieu of 39;
3. **Pursuant to Section 12.27 of the Municipal Code, a Variance to permit a building height of 56 feet in lieu of the permitted 45 feet height maximum;**
4. Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** to permit an 8-foot high wrought iron fence with 10-foot high pilasters topped with a 2-foot horizontal trellis for a total of 12 feet within the required front yard setback in lieu of the maximum 3 ½ foot high fence otherwise permitted; and

Pursuant to Section 16.05 F of the Municipal Code a Site Plan Review Approval for a project that will result in an increase of 50 or more dwelling units.

Proposed Project:

Construction of a new 66-unit apartment building, 3-story over garage (approximately 56 feet high) with 100 percent of the units designated as affordable housing ranging from very low to moderate income housing (rent will be based on one-third of tenant's monthly income). The project will provide 71 parking spaces on an approximate 59,566 square-foot vacant lot.

Applicant: Osborne Place, L.P.

STAFF RECOMMENDS APPROVAL.
Frank Quon, (818) 374-5036

8. [CPC-2007-2067-CU](#)

CEQA: ENV-2007-2068-MND
Plan: Sunland-Tujunga-Lake View
Terrace-Shadow Hills East-La Tuna
Canyon

Council District: 7
Expiration Date: N/A
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on September 8, 2008

Location: 11910 W. Foothill Boulevard

Requested Action:

Pursuant to Section 12.24 U 22 (a) of the Los Angeles Municipal Code (LAMC), a Conditional Use to allow a Recycling Collection or Buyback Center for the depositing of glass, cans, and plastic, beverage containers, and similar Recyclable Collection or Buyback Centers and Mobile Recycling Centers, in the C2 Zone when the facility is not in compliance with the Performance Standards Nos. 1, 2, 3 and 4 set forth in Section 12.21 A.18 (d):

1. The lot upon which the Recycling Buyback Center is located is not within 1,000 feet of an A, R, C, and P Zone or use [LAMC Sec. 12.21.A.18(d)(1)];
2. Total area of 1,340 square feet exceeds 1,000 square feet permitted [LAMC Sec. 12.21.A.18(d)(2)];;
3. The area for depositing Recyclable Materials shall be a minimum of 10 feet from all property lines [LAMC Sec. 12.21.A.18(d)(3)]; and
4. The entire site shall be enclosed by a 6-foot high concrete block or masonry wall. In addition, if the facility is located in the C Zone, a five-foot landscaped buffer, shall be maintained along all street frontages [LAMC Sec. 12.21.A.18(d)(4)].

Proposed Project:

Installation and operation of a Recycling Collection or Buyback Center, completely contained in one, 8-feet by 20-feet by 8-feet mobile roll-off storage container on the west corner of a C2-1VL Zoned property used for a gas station/tire shop, on an approximate 15,538 square-foot lot. **Note: The Recycling Collection/Buyback Center is currently in operation at this location without any valid City approvals.**

Applicant: Jose Delarosa

STAFF RECOMMENDS APPROVAL AS MODIFIED BY PLANNING STAFF.
Thomas Glick, (818) 374-5062

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, November 13, 2008,**
at the **City Hall, 200 N. Spring Street**
Board of Public Works Board Room, 3rd Floor
Los Angeles, CA 90012

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.