

**CITY PLANNING COMMISSION
SPECIAL MEETING
THURSDAY, NOVEMBER 20, 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

James Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS NO. .

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. 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.

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
- D. Michael LoGrande, Chief Zoning Administrator – Report on allowable projections for decks per the LADBS Information Bulletin.

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. [CPC-2007-5929-PUB-PAD-ZV-YV-ZAA](#)

CEQA: ENV-2007-5928-MND

Plan: Hollywood

Council District: 13

Expiration Date: 11-20-08 Extended

Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on August 15, 2008

Location: 6000 W. Santa Monica Boulevard

Requested Action:

1. Pursuant to Sections 14.00 B, and 12.24 M of the Municipal Code, a **Deemed-to-be-Approved Plan Approval** in conjunction with an **Alternative Compliance Approval for a Public Benefit Project** to permit a mausoleum with the following alternatives from the performance standards of Section 14.00 A 1: (a) a mausoleum building located zero feet from the property line in lieu of the minimum 300 foot distance from any adjoining street or A or R zoned property or residential use; (b) to permit a zero foot front yard along the Gower Street frontage in lieu of the minimum 25 foot front yard setback required by Section 12.0 C 1 of the Municipal Code; and (c) to permit a zero foot setback at various locations along the periphery of the property in lieu of the minimum 10-foot landscape buffer required by Section 14.00 A 1(5) of the Municipal Code.
2. Pursuant to Section 12.27 of the Municipal Code, a **Variance** from Section 12.21 A 4 to permit a project providing 19 parking spaces in lieu of 82 as required by “philanthropic institutions” or “other similar” uses.
3. Pursuant to Section 12.27 of the Municipal Code, a **Variance** from Section 12.21.1 A to permit a 50’ 8” building in lieu of the maximum 30 feet permitted by Height District 1XL.
4. Pursuant to Section 12.28 of the Municipal Code, an **Adjustment** from Section 12.05 C to permit an 18 foot side yard in lieu of the minimum 25 foot yard otherwise required.

Proposed Project:

Construction of two new, maximum 50’ 8” high, mausoleum additions to the Hollywood Forever Cemetery consisting of a 5,694 square foot addition to the Beth Olam Mausoleum and a 35,362 square foot addition to the interior space of the Garden Mausoleum. The existing cemetery/mausoleum has hours of operation from 7:00 a.m. to 5:00 p.m. 7 days a week and is located on an approximately 53 acre site classified in the A1-1XL Zone.

Applicant: Dave Hepburn, Hollywood Forever Cemetery

STAFF RECOMMENDS: APPROVE A PLAN APPROVAL, AN ADJUSTMENT AND A VARIANCE;
ADOPT A MITIGATED NEGATIVE DECLARATION

Lynda Smith, (213) 978-1170

5. [CPC-2008-1668-CU](#)

CEQA: ENV-2008-1669-MND
Plan: Harbor Gateway

Council District: 15
Expiration Date: 12-27-08
Appeal Status: Further appealable by applicant if disapproved in whole or in part

PUBLIC HEARING – Completed on October 20, 2008

Location: 555 W. Redondo Beach Boulevard

Requested Action:

1. Pursuant to Section 12.24 U 24 (b) of the Municipal Code, a **Conditional Use** for the establishment of a private Charter High School in the C1-1 Zone.

Proposed Project:

Change of use of a 2-story, approximately 51,000 square foot medical/office/ adult education building to a math and science charter school with building modifications to be built out in two phases but adding no new square footage or height. The school proposes a maximum enrollment of 575 students, serving grades 6th through 12th, with enrollment to be phased over five years. The school would be operated by 35 teachers and 15 administrative staff with hours of operation Monday through Friday from 7:30 a.m. to 4:00 p.m. and with special events occurring approximately 12 times a year. The proposed project is located on a 93,282 square foot site classified in the C1-1-O zone.

Applicant: City of Los Angeles

STAFF RECOMMENDS: APPROVE A CONDITIONAL USE; ADOPT A MITIGATED NEGATIVE DECLARATION

Kevin Jones, (213) 978-1172

6. [CPC-2008-0343-ZC-CUB-CU-SPR](#)

CEQA: ENV 2008-344-MND
Plan: Canoga Park-Winnetka-Woodland Hills – West Hills

Council District: 3
Expiration Date: 11-20-08
Appeal Status: Appealable by applicant if denied in whole or in part.

PUBLIC HEARING – Completed on September 2, 2008

Location: 19701-19801 W. Vanowen Street & 6801-6841 N. Corbin Ave.

Requested Action:

1. A zone change from C4-1VL (Commercial Zone) and P-1VL (Automobile Parking Zone) to (T)(Q)C4-1VL (Commercial Zone);
2. a conditional use full sale of a full line of alcoholic beverages in the drug store for off-site consumption;
3. a conditional use to deviate from LAMC Section 12.22-A,23 to allow the drug store operation between the hours of 11:00 PM and 7:00 AM (7-days a week) and to allow the structure to have less than 50 percent transparent windows along exterior walls that front adjacent streets; and, site plan review.

Proposed Project:

The proposed project includes the demolition of one existing furniture store for the construction, use, and maintenance of two new stand alone one-story commercial buildings. One building will be approximately 13,885 square feet and will contain multiple retail/office tenants and a maximum of 4,000 square feet for

restaurant uses. The second building is proposed for a 24-hour drug store approximately 15,789 square feet. The existing department store and market will remain.

Applicant: The Giacomuzzi-PomoUnruh Trust No. 1/Lindo Giacomuzzi; c/o Bruce Bailey;
Representative: Greg Jackson; Rosenheim and Associates, Inc.

STAFF RECOMMENDS: APPROVE AND RECOMMEND APPROVAL OF A ZONE CHANGE, A ;
ADOPT A MITIGATED NEGATIVE DECLARATION
Sarah Rigamat, (213) 978-1392

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

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

Council District: 7
Expiration Date: 11-20-08
Appeal Status: Appealable to City Council,
Zone Change by applicant if denied.

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
5. 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: APPROVE AND RECOMMEND A ZONE CHANGE, A CONDITIONAL USE
AND A VARIANCE; DISAPPROVE AN ADJUSTMENT AND A SITE PLAN REVIEW; ADOPT A
MITIGATED NEGATIVE DECLARATION

Frank Quon, (818) 374-5036

***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, December 11, 2008,**
200 North Spring Street, 10TH Floor City Hall,
Los Angeles, California, 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.