

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 18, 2008, 8:30 A.M.
VAN NUYS CITY HALL
14410 SYLVAN STREET
COUNCIL CHAMBER, 2ND FLOOR
VAN NUYS, CALIFORNIA, 91401**

Vacant, 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. 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.**

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
 - 3. List of Pending Legislation (Ordinance Update)
- 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 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-2006-10312-GPA-ZC](#)
CEQA: ENV-2006-8988-MND
Plan: Sylmar

Council District: 7
Expiration Date: 3-18-09
Appeal Status: Zone Change appealable by applicant if disapproved in whole or in part

PUBLIC HEARING – Completed on May 5, 2008

Location:
15445-15447 W. Roxford Street

Requested Action:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Sylmar Community Plan (Periodic Plan Review for Window 165, Geographic Area 1) from Very Low I Residential to Low Residential; and
2. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from RA-1-K (Suburban Zone, minimum lot area 17,500 square feet) to RS-1-K Suburban Zone, minimum lot area 7,500 square feet).
3. Approve Mitigated Negative Declaration No. ENV-2006-8988-MND as an adequate environmental clearance for the project as recommended by City staff.

Proposed Project:

Demolition of existing buildings and construction of four, one-story, single family dwellings with detached carports.

Applicant: Hector and Connie Galvan
Representative: Veronica Granovsky

Recommended Action:

Approve and recommend that the City Council approve the requested Zone Change from the RA-1-K Zone to (T)(Q)RS-1-K Zone; approve and recommend that the City Council approve the General Plan Amendment; adopt Mitigated Negative Declaration No. ENV-2008-8988-MND.

Staff: Frank Quon, (818) 374-5036

5. [CPC-2007-3197-ZC-GPA](#)
CEQA: ENV-2007-3111-MND
Plan: Mission Hills-Panorama City-North Hills

Council District: 7
Expiration Date: 1-2-09
Appeal Status: Zone Change appealable by applicant if disapproved in whole or in part

PUBLIC HEARING – Completed on October 6, 2008

Location:
9225 N. Woodman Avenue and 9168 N. Moonbeam Avenue and added areas 9165 Woodman Avenue, 9120, 9140, 9144, 9156, and 9164 Moonbeam Avenue.

Requested Action:

1. Applicant-Initiated Request
 - a. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment (Periodic Plan Review for Window No. 169, Geographic Area 1) to the Mission Hills-Panorama City-North Hills Community Plan from Very Low Density Residential

and Low Medium I Density Residential to Low Medium I Density Residential over the entire project site.

- b. Pursuant to Section 12.32 F of the LAMC, a Zone Change from RA-1 (Suburban Zone) to (T)(Q)RD3-1 (Restricted Density Multiple Dwelling Zone).

2. City Initiated Added Areas

- a. Pursuant to Section 11.5.6 of the LAMC, a General Plan Amendment (Periodic Plan Review for Window No. 169, Geographic Area 1) to the Mission Hills-Panorama City-North Hills Community Plan from Very Low Density Residential to Low Medium I Density Residential.
- b. Approve Mitigated Negative Declaration No. ENV-2007-3111-MND as an adequate environmental clearance for the project as recommended by City staff.

Proposed Project:

The demolition of an existing 1,036 square-foot single-family dwelling (originally built in 1949) and the construction of ten detached townhouse style condominium units with attached 2-car garages and 13 outdoor parking spaces. Each proposed unit will be two-stories (heights not to exceed 30 feet) and will average 2,400 square feet in area. The project site is an approximately 35,000 square foot Through Lot with frontages on both Woodman and Moonbeam Avenues. No specific project is proposed for the (6) Added Areas.

Applicant: C and S Hsieh Family Trust
Representative: Sheng-The Hsieh, Suntanc Inc.

Recommended Action:

Disapprove as requested; Approve and recommend the City Council adopt a Zone Change from RA-1 (One Family Zone) to (T)(Q)RD3-1; approve Mitigated Negative Declaration No. ENV-2007-3111-MND as an adequate environmental clearance for the project as recommended by City staff.

Staff: Thomas Glick, (818) -374-5062

6. **CPC-2007-4200-GPA-ZC**

CEQA: ENV-2007-3088-MND
Plan: Sylmar

Council District: 7
Expiration Date: 1-2-09
Appeal Status: Zone Change appealable by applicant if disapproved in whole or in part

PUBLIC HEARING – Completed on October 6, 2008

Location:

13200 Gladstone Avenue

Requested Action:

1. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment (Periodic Plan Review for Window No. 169, Geographic Area 1) to the Sylmar Community Plan from Low Density Residential to Low Medium II Density Residential.
2. Pursuant to Section 12.32 F of the LAMC, a Zone Change from RA-1-K (Suburban

Zone/Equinekeeping District) to RD1.5-1-K (Restricted Density Multiple Dwelling Zone/Equinekeeping District).

3. Approve Mitigated Negative Declaration No. ENV-2007-3088-MND as an adequate environmental clearance for the project as recommended by City staff.

Proposed Project:

The demolition of an existing single-family dwelling and the construction of a new 25-unit, three-story, Small Lot Subdivision, town-home condominium project, with a maximum height of 32 feet, 7 and 1/32 inches. The project will provide 2 parking spaces per unit and 2 guest parking spaces for a total of 52 parking spaces, and a tot lot, on an approximately 38,740 net square-foot lot.

Applicant: Alexis Gevorgian, AMG & Associates
Representative: Eric Lieberman, QES, Inc.

Recommended Action

Disapprove as requested; approve and recommend that the City Council approve a Zone Change from RA-1-K (Suburban Zone/Equinekeeping District) to (T)(Q)RD6-1-K (Restricted Density Multiple Dwelling Zone/Equinekeeping District); approve Mitigated Negative Declaration No. ENV-2007-3088-MND as an adequate environmental clearance for the project, as recommended by City staff.

Staff: Daniel O'Donnell, (818) 374-5066

7. **CPC-2008-2367-ZC-HD-ZAA-ZAD-SPR**

CEQA: ENV-2008-2112-MND

Plan: Sun Valley-La Tuna Canyon

Related Case: VTT 70584-CN-1A

Council District: 6

Expiration Date: 12-29-08

Appeal Status: Appealable to City Council, Zone Change appealable by applicant if disapproved in whole or in part

PUBLIC HEARING – Completed on October 21, 2008

Location:

9701, 9713, 9715 N. San Fernando Road, 12450, 12500 W. Branford Street, 9600 N. Telfair Avenue

Requested Action:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32, a Zone Change from existing OS-1-XL (Open Space Zone) and PF-1-XL-G (Public Facilities Zone) to (T)(Q)M2-EZ1VL (Manufacturing Zone); and
2. Pursuant to LAMC Section 12.24-X,22, a Zoning Administrator Determination from Section 12.21.1-A,10 to permit buildings on lots in the M Zone to exceed the transitional height limitations ranging from 25 to 33 feet; and
3. Pursuant to LAMC Section 12.28, a Zoning Administrator Adjustment from Section 12.21.1-A,1 to permit a 50-foot building height for Building 1 as designated on the site plan (or Building A on VTT-70584-CN) in lieu of the required 45-foot height limit established by the proposed (T)(Q)M2-EZ1VL zone; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a project consisting of new construction of non-residential floor area greater than 50,000 square feet; and

5. Pursuant to CEQA Guidelines Section 15164, an adoption of an Addendum to a previously adopted Mitigated Negative Declaration and accompanying mitigation measures.
6. Adopt Mitigated Negative Declaration No. ENV-2008-2112-MND as an adequate environmental clearance for the project, as recommended by City staff.

Proposed Project:

The project includes the development of a 33.4 acre site with an approximately 408,800-square-foot of industrial uses and approximately 128,340 square feet of self-storage uses. The industrial uses would consist of four structures, and the self-storage use would consist of eight buildings. Buildings associated with both uses would have a maximum height of 35 to 40 feet, with the exception of Building 1, which would have a height of 50 feet.

Applicant: Trammel Crow Co.
Representative: Armbruster and Goldsmith

Recommended Action:

Approve and Recommend that the City Council adopt a Zone Change from OS-1-XL (Open Space Zone) and PF-1-XL-G (Public Facilities Zone) to (T)(Q)M2-EZ1VL (Manufacturing Zone); approve a Zoning Administrator's Determination; approve a Site Plan Review; approve a Zoning Administrator's Adjustment; adopt Mitigated Negative Declaration No. ENV-2008-2112-MND, which comprises an Addendum to the previously adopted Mitigated Negative Declaration No. MND-1999-3266-GPA/ZC-SPR-SUB.

Staff: Jae Kim, (213) 978-1383

8. VTT-70548-CN-1A

CEQA: ENV-2008-2112-MND
Plan: Sun Valley – La Tuna Canyon
Related Case: CPC-2008-2367-ZC-
HD-ZAA-ZAD-SPR

Council District: 6
Expiration Date: 12-18-08
Appeal Status: Further appealable to City Council

PUBLIC HEARING

Location:

9701, 9713, 9715 N. San Fernando Road, 12450-12500 W. Branford Street, 9600 N. Telfair Avenue

Requested Action:

An appeal of the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 70584-CN for condominium purposes to permit the merger and re-subdivision of four (4) lots totaling 33.4 acres in the proposed (T)(Q)M2-EZ-1VL Zone for the construction, use and maintenance of the 12-unit industrial condominium development and adoption of Mitigated Negative Declaration No. ENV-2008-2112-MND as an adequate environmental clearance for the project as recommended by City staff.

Proposed Project:

A 12-unit industrial condominium with 37 parking spaces. The project includes the development of a 33.4 acre site with an approximately 408,800-square-foot of industrial uses and approximately 128,340 square feet of self-storage uses. The industrial uses would consist of

four structures, and the self-storage use would consist of eight buildings. Buildings associated with both uses would have a maximum height of 35 to 40 feet, with the exception of Building 1, which would have a height of 50 feet.

Applicant: TC Brandford Associates, LLC
Representative: Armbruster and Goldsmith, LLP

Recommended Action:

Deny the appeal; sustain the decision of the Deputy Advisory Agency; adopt Mitigated Negative declaration No. ENV-2008-2112-MND as an adequate environmental clearance for the project as recommended by City staff.

Staff: Theodore Irving, (213) -978-1366

9. **CPC-2006-7133-ZC-GPA** Council District: 7
CEQA: ENV-2002-4641-MND Expiration Date: 3-18-09
ENV-2006-6926-REC Appeal Status: Zone Change appealable by
Plan: Sylmar applicant if disapproved in whole or in part.

PUBLIC HEARING – Completed on October 10, 2008

Location:

13600 Fenton Avenue

Requested Action:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment (Periodic Plan Review for Window No. 161, Geographic Area 1) to the Sylmar Community Plan from Public Facilities to Very Low II Residential; and 2. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from PF-1VL-K (Public facilities Zone) to (T)(Q)RE11-1VL-K (Residential Estate Zone).
2. Adopt Mitigated Negative Declaration No. ENV-2002-4641-MND and its reconsideration No. ENV-2006-6926-REC as an adequate environmental clearance for the project as recommended by City staff.

Proposed Project:

Construction of 6 single-family homes, each consisting of 2-stories, with a maximum height of 36 feet and a maximum floor area of 3,700 square-feet, plus 500 square-feet for each garage, on a 67,000 square foot lot.

Applicant: Benny Silva
Representative: Robert Lamishaw

Recommended Action:

Approve and recommend that the City Council adopt a Zone Change from the existing PF-1VL-K to (T)(Q)RE11-1VL-K; adopt a General Plan Amendment; adopt Mitigated Negative Declaration No. ENV-2002-4641-MND and its reconsideration No. ENV-2006-6926-REC.

Staff: Dave Silverman, (818) 374-9917

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

***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, January 8, 2008,**
at the **Los Angeles City Hall, 200 N. Spring Street**
10th 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.