

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 22, 2009, 8:30 A.M.
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

William Roschen, President
Regina M. Freer, Vice President
Sean O. Burton, Commissioner
Diego Cardoso, 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(s). 4,6, 9, and 10.

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-2009-0008-CA](#)
CEQA: ENV-2009-0009-ND
Plan: All

Council District: All
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Location:

Citywide

Requested Action:

1. Amend Article 4.4 and related provisions of Chapter I of the Los Angeles Municipal Code.
2. Adoption of the Negative Declaration.

Proposed Ordinance:

A proposed ordinance amending Sections 12.05, 12.21, 12.22, 12.23, 13.11 and Article 4.4 of Chapter I of the Los Angeles Municipal Code to remove the distinction between on-site and off-site signs; replace content-based sign regulations with time, place, and manner regulations; establish height, area, and spacing requirements for signs; allow minimum signage for individual premises; establish combined sign area limits; create a new relief mechanism from the sign regulations; enact new criteria for the establishment of sign districts; and enact related technical corrections and other measures to reduce visual clutter and otherwise mitigate the potential impacts of signs on the visual environment.

Applicant: City of Los Angeles

Recommended Action:

1. Adopt the staff report as its report on the subject;
2. Adopt the findings in Attachment 5;
3. Approve the proposed ordinance (Appendix A) and recommend its adoption by the City Council; and
4. Approve the Negative Declaration (Attachment 4); and recommend its adoption by the City Council.

Staff: Alan Bell, (213) 978-1322

The following items will be heard after 11:00 am:

5. [CPC-2008-3537-CU](#)

CEQA: ENV-2008-1740-MND
Plan: Chatsworth-Porter Ranch

Council District: 12
Expiration Date: 01-22-09
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on November 10, 2008

Location:

11047 N. De Soto Avenue

Requested Action:

1. Pursuant to Section 12.24 U 24 (b) of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit Secondary School athletic fields in the A and RA Zone (in accordance with Sec.12.07.10 of the LAMC).
2. Approve Mitigated Negative Declaration No. ENV-2008-1740-MND as an adequate environmental clearance for the project.

Proposed Project:

The demolition of one single-family dwelling for the development of off-site accessory athletic fields, to be built out in three phases, to serve Sierra Canyon Secondary School consisting of a baseball field with portable bleachers accommodating 50 spectators, a combination football/soccer field and track facility with permanent bleachers, accommodating 300 spectators, two tennis courts, a surface parking lot accommodating 90 parking stalls and proposed to serve as a drop-off area for the Elementary school, approximately 4,500 square-feet of accessory structures to include locker/restroom building, locker/storage building, maintenance/concession building, a football scouting building above the bleachers, and a physical education building, with a maximum height of one-story. An equestrian trail is proposed south of the parking area along the southerly property line and then northerly along the westerly property to connect at the northerly side of the existing Rinaldi Bridge over Brown's Creek. The hours of operation of the fields are proposed for Monday through Friday 8:00 A.M. to 6:00 P.M., 9:00 A.M. to 3:00 P.M. on Saturday with up to five Varsity football games on Friday nights from 7:00 P.M. TO 9:30 P.M. No Sunday uses are proposed. The proposed project is located on a 10.7 acre site classified in the RA-1 and A2-1 Zones.

Applicant: Sierra Canyon School Foundation, James Skrumbis
Representative: Gregory Taylor

Recommended Action:

1. Approve, pursuant to Section 12.24 U 24 (b) of the LAMC for the Applicant site at 11047 North De Soto Avenue, a Conditional Use to permit Secondary and Elementary school athletic fields and accessory structures in the A2-1 and RA-1 Zones (in accordance with Sec. 12.07.10 of the LAMC), subject to the attached conditions of approval.
2. Approve Mitigated Negative Declaration No. ENV-2008-1740-MND as an adequate environmental clearance for the project as recommended by City staff.
3. Adopt the attached Findings.
4. 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.

Staff: Thomas Glick, (818) 374-5062

6. **CPC-1993-452-DA-M1**

CEQA: ENV-2008-1563-CE

Plan: Chatsworth-Porter Ranch

Council District: 12

Expiration Date: 1-22-09

Appeal Status: N/A

PUBLIC HEARING

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. The request includes approval of the environmental clearance for the applicant's proposed project under ENV-2008-1563-CE pursuant to the California Environmental Quality Act based upon Section 15061(b)(3) of the California Code of Regulations.

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: Chatsworth Office, LLC
Representative: Elia Thompson

Recommended Action:

1. Approve and Recommend that the City Council adopt the amended Development Agreement as filed by the applicant, attached as "Exhibit E-3".
2. Find that the environmental clearance for the applicant's request under ENV-2008-1563-CE pursuant to the California Environmental Quality Act based upon Section 15061(b)(3) of the California Code of Regulations, is sufficient, especially related to determining the necessary public benefit of the entitlement request and including the additional traffic analysis performed

included as Exhibit E-7.
3. Adopt the attached Findings.

Staff: Thomas Glick, (818) 374-5062

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

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

Council District: 7
Expiration Date: 1-22-09
Appeal Status: Zone Change may be appealed by the applicant if denied in whole or in part. Further appealable to City Council.

PUBLIC HEARING - Completed on August 25, 2008 (Continued from November 20, 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.
6. Adopt Mitigated Negative Declaration No. ENV-2007-4470-MND.

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. Additionally, the applicant requests that Mitigated Negative Declaration No. ENV-2007-4470-MND be adopted in compliance with the California Environmental Quality Act.

Applicant: Osborne Place, L.P.
Representative: Lee Ambers

Recommended Action:

1. Approve and recommend that the City Council approve the Zone Change from RA-1 to (T)(Q)RD1.5-1 for the subject property, with the attached conditions of approval;
2. Approve 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, with the attached conditions of approval;
3. Approve the Variance to permit a building height of 56 feet in lieu of the permitted 45 feet height maximum, with the attached conditions of approval;
4. Disapprove the 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. Disapprove the Site Plan Review without prejudice for a project that will result in an increase of 50 or more dwelling units.
6. Adopt Mitigated Negative Declaration No. 2007-4470;
7. Adopt the attached Findings;
8. 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.

Staff: Frank Quon, (818) 374-5036

8. **CPC-2006-7133-ZC-GPA**

CEQA: ENV-2002-4641-MND-REC
Plan: Sylmar

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

PUBLIC HEARING - Completed on October 10, 2008 (Continued from December 18, 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. 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).
3. 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

9. [CPC-2008-4918-CA](#) Council District: All
CEQA: ENV-2008-4990-CE Expiration Date: N/A
Plan: All Appeal Status: N/A

PUBLIC HEARING**Location:**

Citywide

Requested Action:

1. Proposed Amendments to the Cultural Heritage Ordinance, Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171 et seq.
2. Adopt ENV-2008-4990-CE (Categorical Exemption) and find that pursuant to State of California CEQA Guidelines, Article 19, Sections 15308, Class 8, and 15331, Class 31, the project is categorically exempt.

Proposed Ordinance:

A proposed ordinance to clarify the designation criteria for Historic-Cultural Monuments; strengthen provisions for Cultural Heritage Commission review of proposed demolitions, alterations and additions to City Historic-Cultural Monuments; provide earlier notification to private property owners of Cultural Heritage Commission actions; increase the size of the Cultural Heritage Commission to seven members; detail the purpose and duties of the Cultural Heritage Commission, and strengthen the ordinance's enforcement provisions.

Applicant: City of Los Angeles

Recommended Action:

1. Adopt the staff report as its report on the subject;
2. Adopt the findings in Attachment 1;
3. Approve the proposed ordinance (Appendix A) and recommend its adoption by the City Council; and
4. Find that pursuant to State of California CEQA Guidelines, Article 19, Sections 15308, Class 8, and 15331, Class 31, the project is categorically exempt.

Staff: Edgar Garcia, (213) 978-9917

10. TT-64610-CC-1A

CEQA: ENV-2006-10397-CE
Plan: Chatsworth-Porter Ranch

Council District: 12
Expiration Date: 1-22-09
Appeal Status: Further appealable to City Council

PUBLIC HEARING

Location:

10405 Canoga Avenue

Requested Action:

1. An appeal from the entire decision of the Advisory Agency in denying the request for the approval of Tentative Tract No. 64610-CC.
2. Adopt ENV-2007-10393-CE Categorical Exemption pursuant to State of California CEQA Guidelines, Article 3, Class 1 (10).

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 StoneyPoint, LLC
Representative: Robert Lamishaw

Recommended Action:

1. Deny the appeal.
2. Sustain the action of the Deputy Advisory Agency in denying the request for the approval of Tentative Tract No. 64610-CC.
3. Find that the project is not categorically exempt pursuant to State of California CEQA Guidelines, Article 3, Class 1 (10) regarding ENV-2007-10393-CE.

Staff: Sterling Barnes, (213) 978-1359

11. CITY PLANNING COMMISSION DISCUSSION OF PLANNING POLICY AND GOALS

***The Commission may ADJOURN FOR LUNCH
at approximately 1:00 pm.
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, February 12, 2008,**
City Hall
200 N. Spring Street 10th Floor

Los Angeles, CA 90012

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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.