

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 26, 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) 7 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.**

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 – Completed on March 18, 2009 – Continued from March 18, 2009

Location:
Citywide

Requested Action:

1. Amend Article 4.4 and related provisions of Chapter I of the Los Angeles Municipal Code.
2. Direct the Planning Department to provide additional explanation and supplemental information to the City Council prior to its consideration or approval of the CEQA clearance for the sign ordinance.

Proposed Ordinance:

A proposed ordinance amending Sections 11.5.7, 12.05, 12.21, 12.22, 12.23, 13.11 and Article 4.4 of Chapter I of the Los Angeles Municipal Code to replace content-based sign regulations with time, place, and manner regulations; prohibit off-site signs and digital displays; strengthen enforcement and impose new penalties for violations of the sign regulations; establish limits on the area, height and number of signs, including supergraphics; create new relief provisions for certain deviations from the sign regulations; enact stricter 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 initial and supplemental staff reports (dated January 22, February 19, and March 18, 2009) as its reports on the subject;
2. Adopt the attached findings;
3. Recommend approval of the proposed ordinance (Appendix C) to the City Council; and
4. Direct the Planning Department to provide additional explanation and supplemental information to the City Council prior to its consideration or approval of the CEQA clearance for the sign ordinance.

Staff: Alan Bell, (213) 978-1322

5. [CPC-2007-2622-GPA-ZC-HD-ZAD-
SPR-PUB-PA1](#)

CEQA: ENV-2007-2476-EIR
Plan: West Los Angeles

Council District: 5

Expiration Date: 5-04-09

Appeal Status: Appealable to City Council,
Zone Change appealable by applicant if
disapproved in part or in whole. GPA not
appealable.

PUBLIC HEARING – Completed on February 18, 2009

Location:

9760 & 9786 W. Pico Boulevard and 1414, 1420, 1424 & 1399 Roxbury Drive

Requested Action:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the West Los Angeles Community Plan from Low Residential to Neighborhood Commercial for the three lots located at 1414, 1420, and 1424 Roxbury Drive; and a Plan Amendment to Footnote No. 1 to include institutional properties with a maximum floor area ratio of 2.9:1 at the southeast corner of Pico Boulevard and Roxbury Drive in the list of exceptions to Height District 1 with a Neighborhood Commercial designation.
2. Pursuant to Section 12.32 of the Municipal Code, a Vesting Zone Change and Height District Change from R1-1-O to (Q)C4-2D for lots located at 1414, 1420, and 1424 Roxbury Drive, and a Vesting Zone Change and Height District Change from C4-1VL-O to (Q)C4-2D at 9786 Pico Boulevard.
3. Pursuant to Section 12.24.L and M, a Conditional Use Plan Approval to modify previously imposed conditions by Case No. CPC-1986-015-CU to allow modifications including but not limited to additional floor area, development within a 100-foot setback, expanded hours of operation and third party event and to allow interim uses which would allow such expanded hours, expanded uses, and use of the Museum for third party events prior to the physical expansion of the Museum.
4. Pursuant to Section 12.24.X.20 of the Municipal Code, a Zoning Administrator's Determination to permit shared parking for additionally required museum parking to be located at an offsite existing commercial office building located at 1399 Roxbury Drive.
5. Pursuant to Section 12.24.X.22 of the Municipal Code, a Zoning Administrator's Determination to permit building heights varying from 39-feet 6-inches to 63-feet 8-inches in lieu of the transitional height limits established by Section 12.21.1.A.10 limiting height of buildings within 25 to 199-feet of residentially zoned properties.
6. Pursuant to Section 12.24.F of the Municipal Code, a Conditional Use to permit a maximum height of 63-feet 8-inches in lieu of the maximum permitted height of 45-feet in the C4-1VL-O portion of the site and 28-feet in the R1-1-O portion of the site, and to exceed the maximum floor area permitted in the current R1-1-O portion of the site.
7. Pursuant to Section 12.21.A.4(y) of the Municipal Code, Reduced On-Site Parking with Remote Off-Site Parking to reduce on-site parking requirements by three spaces Monday through Thursday from 7:00 AM to 7:00 PM and by 39 spaces on Sundays from 7:00 AM to 7:00 PM in conjunction with the provision of off-street and transportation alternatives.
8. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review for a project which results in a net increase of 1,000 or more average daily trips.
For 9760 W. Pico Boulevard
9. Pursuant to Section 14.00.A.3 of the Municipal Code, Public Benefit Approval for a museum use with Alternative Compliance measures pertaining to building height relative to adjoining properties (Performance Standard No. 3), building setbacks (Performance Standard No. 7), and parking requirements (Performance Standard No. 13). For the entire Project.

10. Pursuant to Section 65864-65869.5 of the California Government Code and City implementing procedures, a Development Agreement between Simon Wiesenthal Center, Inc. and the City of Los Angeles. The Development Agreement is intended to provide reasonable assurances to the Applicant with respect to their ability to implement proposed Project approvals while providing the City with Public Benefits. The term length for the proposed Development Agreement is 15 years.
11. Pursuant to Section 21082.1(C)(3) of the California Environmental Quality Act, Certification of ENV 2007-2476-EIR as the Environmental Impact Report for the above referenced Project, Adoption of the Mitigation Monitoring Program and the required findings for the adoption of the EIR, and adoption of a Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may remain.

Proposed Project:

Expansion of the Museum of Tolerance by adding 20,809 square feet of floor area to the rear of the existing building and the incorporation of 7,153 square feet of a portion of the adjacent Yeshiva Boys High School of Los Angeles to the Museum. The combined floor area of the expanded Museum will be 97,439 square feet. The new addition will be constructed at the location of the existing outdoor plaza area situated at-grade within the southerly 100-feet of the Museum site. Similar to the existing Museum building, the addition will contain four stories in a stepped level design with a maximum height of 63-feet 8-inches at the highest point.

Applicant: Simon Wiesenthal Center, Inc./Yeshiva of Los Angeles
Representative: Joel Miller

Recommended Action:

1. Disapprove a General Plan Amendment to the West Los Angeles Community Plan from Low Residential to Neighborhood Commercial and a Plan Amendment to Footnote No.
2. Disapprove a Vesting Zone Change and Height District Change from R1-1-O to (Q)C4-2D and a Vesting Zone Change and Height District Change from C4-1VL-O to (Q)C4-2D.
3. Disapprove Conditional Use Plan Approval as requested.
4. Approve Conditional Use Plan Approval to allow modifications to previously imposed conditions by Case No. CPC-1986-015-CU, subject to the attached Conditions of Approval.
5. Approve a Zoning Administrator's Determination to permit shared parking for additionally required museum parking to be located at an offsite existing commercial office building located at 1399 Roxbury Drive.
6. Disapprove a Zoning Administrator's Determination to permit building heights varying from 39-feet 6-inches to 63-feet 8-inches in lieu of the transitional height limits established by Section 12.21.1.A.10.
7. Approve a Conditional Use to permit a maximum height of 40-feet in the R1-1-O portion of the site, and to exceed the maximum floor area permitted in the current R1-1-O portion of the site.
8. Approve Reduced On-Site Parking with Remote Off-Site Parking to reduce on-site parking requirements by three spaces Monday through Thursday from 7:00 AM to 7:00 PM and by 39 spaces on Sundays from 7:00 AM to 7:00 PM in conjunction with the provision of off-street and transportation alternatives.
9. Disapprove Site Plan Review for a project which results in a net increase of 1,000 or more average daily trips.
For 9760 W. Pico Boulevard
10. Approve Public Benefit Approval for a museum use with Alternative Compliance measures.
For the entire Project

11. Disapprove a Development Agreement between Simon Wiesenthal Center, Inc. and the City of Los Angeles.
12. Adopt the attached Findings.
13. Certify ENV 2007-2476-EIR as the Environmental Impact Report for the above referenced Project, Adopt the Mitigation Monitoring Program and the required findings for the adoption of the EIR, and Adopt Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may remain.

Staff: Jim Tokunaga, (213) 978-1309

6. [CPC-2007-5582-CU](#) Council District: 3
CEQA: ENV-2008-5581-MND Expiration Date: 3-26-09
Plan: Canoga Park-West Hill-Winnetka- Appeal Status: Appealable to City
Woodland Hills Council.

PUBLIC HEARING – Completed on January 26, 2009

Location:

7351-7355 North Valley Circle Boulevard, West Hills, California

Requested Action:

1. Pursuant to Section 12.24 U 24 (b) of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit the continued use and expansion of an existing private high school in the A1-1 Zone.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration No. ENV-2008-5581-MND for the above project.

Proposed Project:

Continued use, maintenance, and expansion of an existing private high school (grades 9 through 12) previously authorized under case Number CPC-2004-2213-CU. The school is located on an approximately 15.6 acre site classified in the A1-1 Zone and also developed with a Synagogue. The proposed project includes an increased enrollment from 300 students under its current Conditional Use approval (CPC-2004-2213-CU) to 450 students, the addition of approximately 1,440 square feet of floor area in a new single-story modular building, and restriping of the existing parking lot. The school will have 33 classrooms, 22 of which are located within existing permanent buildings on the site, 8 of which are located in an existing single-story modular building located westerly of the parking lot and 3 of which will be located in the proposed new modular building to be located next to the existing modular building. The school will be operated by 90 teachers and administrators (including part-time staff) during the hours of 7:30 a.m. to 5:00 p.m. Monday through Friday with special events taking place throughout the year that may occur after regular school hours.

Applicant: New Jewish Community High School
Representative: Ben Reznik

Recommended Action:

1. Approve, pursuant to Section 12.24 U 24 (b) of the LAMC for the Applicant site at 7351-7355 North Valley Circle Boulevard, a Conditional Use to permit the continued use and expansion

- of an existing private high school in the A1-1 Zone, subject to the attached conditions of approval.
2. Approve Mitigated Negative Declaration No. ENV-2007-5582-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

7. [CPC-2008-4731-ZC](#) Council District: 11
CEQA: ENV-2007-4732-ND Expiration Date: N/A
Plan: Brentwood-Pacific Palisades Appeal Status: N/A

PUBLIC HEARING

Location:

The area generally bounded by and the parcels fronting on Cliffwood Avenue on the north, Carmelina Avenue on the east, Sunset Boulevard on the south, and Rockingham Avenue on the west.

Requested Action:

1. Zone Change from RA-1 to RE20-1 within the boundaries specified in Exhibit A, pursuant to Section 12.32 of the Los Angeles Municipal Code.
2. Pursuant to Section 21082.19(c)(3) of the California Public Resources Code Adoption of the proposed Negative Declaration No. ENV-2008-4732-ND and associated Findings.

Proposed Project:

No development project proposed

Applicant: City of Los Angeles

Recommended Action:

1. Approve the Staff Report and Adopt the attached Findings.
2. Approve and Recommend that the City Council Adopt a Zone Change from RA-1 to RE20-1.
3. Approve and Recommend that the City Council Adopt Negative Declaration No. ENV-2008-4732-ND dated February 28, 2009.

Staff: Angela Trinh, (213) 978-1166

8. [CPC-2008-4683-CA](#)
CEQA: ENV-2008-4684-ND
Plan: All

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

PUBLIC HEARING

Location:

CityWide Code Amendment

Requested Action:

1. An Ordinance amending Section 12.03 of the LAMC to revise the current Hillside Area definition; and a proposed Ordinance Map establishing a new Department of City Planning Hillside Area Map.
2. Pursuant to Section 21082.19(c)(3) of the California Public Resources Code Adoption of the proposed Negative Declaration No. ENV-2008-4684-ND and associated Findings.

Proposed Project:

No development project proposed.

Applicant: City of Los Angeles

Recommended Action:

4. Approve the Staff Report and Adopt the attached Findings.
5. Approve and Recommend that the City Council Adopt the amendments to the LAMC as detailed in the proposed Ordinance.
6. Approve and Recommend that the City Council Adopt the proposed Ordinance Map.
7. Approve and Recommend that the City Council Adopt Negative Declaration No. ENV-2008-4684-ND.

Staff: Erick Lopez, (213) 978-1243

9. [CPC-2006-9374-CRA](#)
CEQA: SC No. 200061145 (FEIR)
Plan: North Hollywood-Valley Village

Council District: 2
Expiration Date: 4-03-09
Appeal Status: N/A

PUBLIC HEARING – To be completed in April, 2009

Location:

Irregularly-shaped, 248-acre Project Area including commercial corridors along Laurel Canyon Boulevard-south of Vanowen Boulevard-and Burbank Boulevard, encompassing both the Valley Plaza Shopping Center site and the Laurel Plaza site.

Requested Action:

1. APPROVE AND RECOMMEND that the City Council adopt a finding of conformity of the proposed Fifth Amendment to the Laurel Canyon Commercial Corridor Plan attached as Exhibit "A", with the City's General Plan, including the North Hollywood -Valley Village Community Plan.
2. FIND that the City Planning Commission has reviewed and considered the information contained in the Final Environmental Impact Report prepared by the Community Redevelopment Agency as the lead agency, and certified on February 19, 2009 as final by the Community Redevelopment

Agency of Los Angeles Board of Commissioners, in its finding of conformity with the General Plan and transmit the FEIR, State Clearinghouse # 2000061145, to the City Council for consideration and appropriate action.

3. ADOPT the Staff Report as the City Planning Commission's Report on this matter.

Proposed Project:

Fifth Amendment and Restated Redevelopment Plan for the Laurel Canyon Commercial Corridor (formerly the Earthquake Disaster Assistance Project for the Laurel Canyon Commercial Corridor) for portions of Council District 2, which was adopted as a redevelopment plan pursuant to the Disaster Project Law and the Community Redevelopment Law and is being amended pursuant to the Community Redevelopment Law.

Applicant: Community Redevelopment Agency of the City of Los Angeles
Representatives: Gazala Pirzada & Tabitha Lam - CRA staff

Recommended Action:

1. APPROVE AND RECOMMEND that the City Council adopt a finding of conformity for the proposed Fifth Amendment to the Laurel Canyon Commercial Corridor Plan attached as Exhibit "A", with the City's General Plan, including the North Hollywood -Valley Village Community Plan.
2. FIND that the City Planning Commission has reviewed and considered the information contained in the Final Environmental Impact Report prepared by the Community Redevelopment Agency as the lead agency, and certified on February 19, 2009 as final by the Community Redevelopment Agency of Los Angeles Board of Commissioners, in its finding of conformity with the General Plan and transmit the FEIR, State Clearinghouse # 2000061145, to the City Council for consideration and appropriate action.
3. ADOPT the Staff Report as the City Planning Commission's Report on this matter.

Staff: Lynn Harper, (818) 374-5061

10. 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, April 9, 2009**
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.