Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 17, 2009, *after* 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
Fr. Spencer T. Kezios, Commissioner
Yolanda Orozco, Commissioner
Barbara Romero, Commissioner
Michael K. Woo, Commissioner
Vacant, Commissioner

S. Gail Goldberg, Director
Vincent P. Bertoni, Deputy Director
Eva Yuan-McDaniel, Deputy Director
Jane Blumenfeld, Acting Deputy Director

James Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s)

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.

In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.

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 agenized 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

C. Minutes of Meeting – December 10, 2009

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-2008-4954-CU**
CEQA: ENV-2001-4039-MND-REC1
Plan: Van Nuys-Sherman Oaks

Council District: 2 – Vacant
Expiration Date: 12-17-09 Extended
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on September 25, 2009, CPC hearing continued from November 19, 2009

Location: 13639 W. VICTORY BOULEVARD
6456-6460 N. WOODMAN AVENUE
6428 N. WOODMAN AVENUE
6434N. WOODMAN AVENUE

Proposed Project:
Expansion of an existing private school to an adjacent 44,632 square-foot vacant lot (previously occupied with 47 apartment units) to accommodate 32 additional parking stalls, and future improvements which may include a playing field and overflow parking for special events. No change is proposed in the total number of students or hours of operation previously approved. The proposed project Is located on four lots with a combined total of 3.45 acres classified in the [Q]C1.5-1VL, R3-1VL, P-1VL and R3-1 Zones.

Requested Action:
1. Pursuant to Section 12.24.U.24(b) of the Municipal Code, A Conditional Use to expand an existing school to an adjacent lot for parking and future recreational purposes in the R3-1 and [Q]C1.5-1VL Zones.
2. Pursuant to Section 21082.79c0930 of the California Public Resources Code, Adopt Mitigated Negative Declaration (MND) No. ENV-2001-4039-MND-REC1.

Applicant: Laurence School
Representative: Ron Goldman

Recommended Action:
1. Approve a Conditional Use to expand an existing school to an adjacent lot for parking and future recreational purposes in the R3-1 and [Q]C1.5-1VL Zones.
2. Adopt Mitigated Negative Declaration (MND) No. ENV-2001-4039-MND-REC1 and the associated Findings.
3. Adopt the attached Findings.
4. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Lynda Smith, (213) 978- 1170

5. **CPC-2008-4797-CU** Council District: 12 – Greig Smith
CEQA: ENV-2008-4798-MND Expiration Date: 12-31-09
Plan: Reseda- W. Van Nuys Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on July 31, 2009

Location: 17631 W. VANOWEN STREET

Proposed Project:
Installation and operation of a 1,000 square-foot recycling "Buyback Center" for the collection of cans (aluminum and tin) and bottles (plastic and glass) completely contained in two, 8-feet by 22-feet by 8-feet mobile roll-off storage containers on the rear northeast corner of a C2-1VL Zoned property, consisting of a commercial shopping center, to be located within 1,000 feet of a Residential, Commercial, and Parking Zone, is less than 10 feet from the nearest property line, and will not be enclosed by a 6-foot high wall with a 5-foot landscaped buffer, on an approximate 80,170 square-foot lot.

Requested Action:
1. Pursuant to Section 12.24 U 22 (a) of the Municipal Code, a Conditional Use to allow a recycling "Buyback Center" for the depositing of glass, cans, papers, plastic, beverage containers, and similar Recyclable Collection or Buyback Centers and Mobile Recycling Centers, in the C2, C5, CM, P, PB, MR1, M1, or MR2 Zones, provided that the facility complies with all of the conditions set forth in Section 12.21 A.18 (d), except when the conditions are specifically modified by the City Planning Commission
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (MND) for the above referenced project.

Applicant: Recycling Innovations, Karim Imary
Representative: Elias Shokrian

Recommended Action:
1. Adopt Mitigated Negative Declaration No. ENV 2008-4798-MND and the associated Environmental Findings contained in the Staff Report
2. Approve the Conditional Use to permit a recycling "Buyback Center" for the depositing of glass, cans, papers, plastic, beverage containers, and similar Recyclable Collection or Buyback Centers and Mobile Recycling Centers, in the C2, Zone, subject to the attached conditions of approval;
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: Andrew Monteleagre (213) 978-1396

6. **CPC-2007-3888-CU-ZV-SPR** Council District: 6 – Tony Cardenas
CEQA: ENV-2001-3267-EIR Expiration Date: 12-17-09 (Extended)
Plan: Sun Valley-La Tuna Canyon Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on November 3, 2008 – CPC hearing continued from June 25, 2009, September 24, 2009 and October 22, 2009

Location: 9227 N. TUJUNGA AVENUE

Proposed Project:

Bradley West Transfer Station/Materials Recycling Facility: Construction and operation of a new enclosed Transfer Station/Materials Recycling Facility, that will receive, sort, consolidate and prepare municipal solid waste and commercial/ residential recyclable materials for transport to other regional landfills and recycled materials processing facilities. A Transfer Station building of 104,960 square-feet and a 2-story office building of 3,600 square-feet, approximately 26.2 feet in height, are proposed. The Transfer Facility will accept up to 4,000 tons per day and the Materials Recycling Facility will accept 1,000 tons per day. The facility will utilize the existing scale facility and existing driveway from Tujunga Avenue that previously served the closed landfill. The project encompasses approximately 11.86 acres, with an additional 2.14 acres for entrance road and scale facilities, for a project total of 14 acres within a parcel of land totaling 99.36 acres.

Bradley East Green and Wood Waste Processing Station: Operation of an unenclosed green and wood waste processing station (variance expired April 14, 2007) to include an increase from 1,260 tons per day to 2,500 tons per day. The facility will utilize the existing scale facility and existing driveway from Tujunga Avenue that previously served the closed landfill. The project encompasses approximately 13.25 acres, with an additional 1.25 acres for the entrance road, for a project total of 14.5 acres within a parcel of land totaling 148.36 acres.

Requested Action:

1. Pursuant to Section 12.24 U 22 (d) of the Municipal Code, a Conditional Use for a Recycling Materials Sorting Facility in the M and MR Zones when the facility is not in compliance with the following conditions set forth in Section 12.21 A 18 (e):
   a. Locate a recycling materials sorting facility within 1,000 feet of a more restrictive zone;
   b. Operate a recycling materials sorting facility beyond the hours of 7 A.M. to 8 P.M.;
2. Pursuant to Section 12.27 of the Municipal Code, a Variance from Section 12.20 A 37 (i) to operate a solid waste transfer station in the M Zone within 500 feet of a more restrictive zone;
3. Pursuant to Section 12.27 of the Municipal Code, a Variance from Section 12.19 A 15 to operate a wood/green material chipping and grinding facility in an unenclosed facility within the M Zone; and
4. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review Approval for a project having more than 50,000 square feet of non-residential floor area.
5. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Certification of the Environmental Impact Report (EIR) and Approval of the proposed mitigation monitoring program, statement of overriding considerations, and the required findings for the adoption of the EIR, for the above referenced project involving the construction and operation of a new enclosed Transfer Station/Materials Recycling Facility, that will receive, sort, consolidate and prepare municipal solid waste and commercial/ residential recyclable materials for transport to other regional landfills and recycled materials processing facilities that will accept up to 4,000 tons per day and 1,000 tons per day, respectively and the expansion of an unenclosed green and wood waste processing station to include an increase from 1,260 tons per day to 2,500 tons per day.

Applicant: Waste Management Recycling and Disposal Services of California, Inc., Doug Corcoran
Representatives: Paul Willman and Lily Lee – Waste Management Sun Valley

Recommended Action:

1. Approve the Conditional Use to permit a Recycling Materials Sorting Facility in the M and MR Zones when the facility is not in compliance with the following conditions set forth in Section 12.21 A 18 (e):
   a. Locate a recycling materials sorting facility within 1,000 feet of a more restrictive zone, subject to the attached conditions of approval;
   b. Operate a recycling materials sorting facility beyond the hours of 7 A.M. to 8 P.M., subject to the attached conditions of approval;
2. Approve the Variance to permit the operation of a solid waste transfer station in the M Zone within 500 feet of a more restrictive zone, subject to the attached conditions of approval;
3. Dismiss the Variance to permit the operation of a wood/green material chipping and grinding facility in an unenclosed facility within the M Zone; and
4. Approve the Site Plan Review for a project having more than 50,000 square feet of non-residential floor area, subject to the attached conditions of approval.
   Certify Environmental Impact Report No. ENV-2001-3267-EIR and Approval of the proposed Mitigation Monitoring Program, Statement of Overriding Considerations, and the required findings for the adoption of the EIR, for the above referenced project involving the construction and operation of a new enclosed Transfer Station/Materials Recycling Facility, that will receive, sort, consolidate and prepare municipal solid waste and commercial/ residential recyclable materials for transport to other regional landfills and recycled materials processing facilities that will accept up to 4,000 tons per day and 1,000 tons per day, respectively and the expansion of an unenclosed green and wood waste processing station to include an increase from 1,260 tons per day to 2,500 tons per day.

Staff: Frank Quon, (818) 374- 5036

The next regular meeting of the City Planning Commission will be held after
8:30 a.m. on Thursday, January 14, 2010
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.