

**CITY PLANNING COMMISSION
SPECIAL MEETING
THURSDAY, JANUARY 28, 2010, 8:30 A.M.
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401
CORRECTED AGENDA (*Typographical Errors*)**

William Roschen, President
Regina M. Freer, Vice President
Sean O. Burton, Commissioner
Diego Cardoso, Commissioner
Eric Holoman, Commissioner
Fr. Spencer T. Kezios, Commissioner
Yolanda Orozco, Commissioner
Barbara Romero, Commissioner
Michael K. Woo, 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 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
- C. *Minutes of Meeting – December 17, 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-2008-2559-GPA-ZC-CU](#)
CEQA: ENV-2008-2560-MND
Plan Area: Mission Hills-Panorama
City-North Hills

Council Districts: 7 - Alarcon
Expiration Date: N/A
Appeal Status: Appealable
to City Council, ZC appealable
by applicant if disapproved in
whole or in part

PUBLIC HEARING – Completed on November 2, 2009

Location: 14629 W. NORDOFF STREET and 9106-9112 N. TOBIAS AVENUE

Proposed Project:

Tenant improvements of an existing 5,106 square-foot office building, approximately 15-feet, 7-inches in height, for the use and maintenance of a funeral parlor consisting of a 1,339 square-foot chapel, 1,016 square-feet of office and accessory uses, and viewing/congregating rooms, with 42 parking spaces on a 0.52 acre site.

Requested Actions:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment (Periodic Plan Review for Window No. 177, Geographic Area 1) to the Mission Hills–Panorama City-North Hills Community Plan from Limited Commercial to Neighborhood Office Commercial.
2. Pursuant to Section 12.32 F of the Municipal Code, a Zone Change from [Q]CR-1VL (Limited Commercial Zone) and (Q)P-1VL (Automobile Parking Zone) to [Q]C2-1VL (Commercial Zone).
3. Pursuant to Section 12.24.W.29 of the Municipal Code, a Conditional Use to permit a funeral parlor in the C2, C4, C5, CM or M1 Zones.
4. 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: Dann Narveson, SCI Cal Funeral Services, Inc.
Representative: Greg Jackson, Rosenheim & Associates, Inc.

Recommended Actions:

1. Approve and Recommend that the City Council Adopt the requested General Plan Amendment (Periodic Plan Review for Window No. 177, Geographic Area 1) to the Mission Hills–Panorama City-North Hills Community Plan from Limited Commercial to Neighborhood Commercial.
2. Approve and Recommend that the City Council Adopt a Zone Change from [Q]CR-1VL (Limited Commercial Zone) and (Q)P-1VL (Automobile Parking Zone) to [T][Q]C2-1VL (Commercial Zone), subject to the attached Conditions of Approval.
3. Approve pursuant to Section 12.24.W.29 of the Municipal Code, a Conditional Use to permit a funeral parlor in the C2 Zone.
4. Adopt Mitigated Negative Declaration ENV-2008-2560-MND and associated Findings.
5. Adopt the attached Findings.
6. 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-2008-4758-GPA-ZC**
CEQA: ENV-2006-10513-MND
Plan Area: Mission Hills-Panorama
City-North Hills

Council District: 7 - Alarcon
Expiration Date: 1-28-10 Ext.
Appeal Status: ZC
appealable by applicant if
disapproved in whole or in
part

PUBLIC HEARING - Completed on December 4, 2006

Location: 14691 W. GLEDHILL STREET
ADD AREA: The properties generally along the east side of Cedros Avenue from Plummer Street to the north to approximately 50 feet north of Tupper Street on the South.

Proposed Project:

No project is proposed. The environmental analysis assumes the project site three units and the ADD AREA at RD3 zone of approximately 70 new single-family dwelling units for a total of 73 units. These could replace the 15 existing, single-family dwelling units. (Note: A Parcel Map will be filed for residential purposes and will require a separate hearing before the Advisory Agency at a later date.)

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration, ENV-2006-10519-MND;
2. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment (Periodic Plan Review for Window No. 181, Geographic Area 1) to the Mission Hills-Panorama City Community Plan from Very Low Residential to Low Medium I Residential; and
3. Pursuant to Section 12.32 F of the Municipal Code, a Zone Change from RA-1 (Suburban Zone) to RD5-1 (Restricted Density Multiple Dwelling Zone).

Applicant: Robert Wasvary
Representative: Robert Lamishaw, JPL Zoning Services, Inc.

Recommended Actions:

1. Disapprove and recommend that the City Council deny the General Plan Amendment from Very Low Residential to Low Medium I Residential, for the subject property and ADD AREA;
2. Disapprove and recommend that the City Council disapprove the Zone Change from RA-1 to (T)(Q)RD5-1 for the subject property;
3. Adopt Mitigated Negative Declaration No. 2006-10519;
4. Adopt the attached Findings;
5. 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, Hearing Officer (818) 374-5036

6. **CPC-2008-3937-CU-SPE-SPPA-SPP-SPR**
CEQA: ENV-2007-5578-MND-REC-1
Plan Area: Encino-Tarzana

Council District: 5 - KORETZ
Expiration Date: 1-28-10
Appeal Status: Appealable to
City Council

PUBLIC HEARING – Completed on August 10, 2009 and October 5, 2009

Location: 15733, 15739 W. VENTURA BOULEVARD; 4754 DENSMORE AVENUE
(Main Campus site)
15800-15854 MOORPARK STREET (Parking Structure site)

Proposed Project per August 10, 2009 Public Hearing Notice:

Approximately 27,067 square-foot demolition of existing social, educational, worship, and residential uses of an existing synagogue, for the construction of approximately 123,197 square feet with four (4) new replacement buildings and a new multi-level parking garage resulting in a total of 211,532 gross square feet. The proposed Project includes the following:

1. Renovation of worship space within the synagogue, including the replacement of 472 fixed seats with an additional 216 new fixed seats for a total of 688 fixed seats, and an additional 382 retractable seats.
2. Replacement of a 286-space parking lot with a 496-space, three level parking garage and play deck, consisting of one subterranean parking level, one surface parking level, one elevated parking level and a roof deck for a playground and 82 over-flow parking spaces.
3. Either: (a) Construction of a two-story, six-classroom nursery school addition to the existing school building (funding permitting) or (b) Demolition of synagogue-owned residential dwelling at 4754 Densmore Avenue and installation of four modular classrooms on that property and on the adjacent existing play space and parking lot north of the school.
4. Construction of a new four-story classroom and multi-purpose room building, including a roof-top play deck, on the existing playground lot along Ventura Boulevard.
5. A haul route for export of greater than 1,000 cubic yards of dirt. The proposed Project also includes an increase in total enrollment of 820 students to be expanded to 1,079 by the year 2011 as follows; 1) Increase enrollment of the K-6 Day School from 420 to 462 students; 2) Increase enrollment in the Hebrew School from 400 to 750 students, with a maximum of 300 students allowed on the Project site at any one time; and 3) Increase enrollment in Nursery School/Infant and Toddler Program to 348 participants, with the Nursery School expanded from 144 to 255 participants.

Hours of operation are proposed as follows: Nursery School – Monday thru Friday, 7:45 A.M. to 3:00 P.M.; Hebrew School – Monday thru Thursday 4:00 P.M. to 6:15 P.M., Sunday- 8:45 A.M. to 11:15 A.M. (Midrasha Program 6:30 P.M. to 8:30 P.M.-Wednesdays); Day School – 8:00 A.M. to 3:15 P.M. Monday thru Friday (Clubs 3:30- 4:30, Monday thru Thursday), with athletic activities until 5:00 P.M., Monday thru Friday. The proposed Project is located on 11 irregularly shaped parcels, approximately 5.62 acre site classified in the RE-9, R1-1, R3-1 and C4-1L Zones.

Proposed Project Revised by Applicant Requiring a Limited Public Hearing on October 5, 2009:

Approximately ~~27,067~~ 31,092 square-foot demolition of existing social, educational, worship, and residential uses of an existing 108,653 square-foot synagogue, for the construction of approximately ~~123,197~~ 121,908 additional square feet with four (4) new replacement buildings and a new multi-level parking garage resulting in a total floor area of ~~211,532~~ 199,469 gross square feet. The proposed Project includes the following:

- 1) Renovation of worship space within the synagogue, including the replacement of 472 fixed seats with an additional 216 new fixed seats for a total of 688 fixed seats, and an additional 382 retractable seats.
- 2) Replacement of a ~~286~~ 288-space parking lot with a 496-space, three level parking garage and play deck, consisting of one subterranean parking level, one surface parking level, one elevated parking level and a roof deck for a playground and 82 over-flow parking spaces.
- 3) Either: (a) Construction of a two-story, six classroom nursery school addition to the existing school building (funding permitting) or (b) Demolition of synagogue-owned residential dwelling at 4754 Densmore Avenue and installation of four modular classrooms on that property and on the adjacent existing play space and parking lot north of the school.
- 4) Construction of a new four-story classroom and multipurpose room building, including a roof-top play deck, on the existing playground lot along Ventura Boulevard.
- 5) A haul route for export of greater than 1,000 cubic yards of dirt. The proposed Project also includes an increase in total enrollment of 820 students to be expanded to 1,079 by the year 2011 as follows; 1) Increase enrollment of the K-6 Day School from 420 students to 462 students; 2) Increase enrollment in the Hebrew School from 400 to 750 students, with a maximum of 300 students allowed on the Project site at any one time; and 3) Increase enrollment in Nursery School/Infant and Toddler Program to 348 participants, with the Nursery School expanded from 144 to 255 participants.

Hours of operation are proposed as follows: Nursery School - Monday thru Friday, 7:45 A.M. to 3:00 P.M.; Hebrew School - Monday thru Thursday 4:00 P.M. to 6:15 P.M., Sunday - 8:45 A.M. to 11:15 A.M. (Midrasha Program 6:30 P.M. to 8:30 P.M. - Wednesdays), Day School - 8:00 A.M. to 3:15 P.M. Monday thru Friday (Clubs 3:30 P.M.- 4:30 P.M., Monday thru Thursday), with athletic activities until 5:00 P.M., Monday thru Friday.

The proposed Project is located on 11 irregularly shaped parcels, approximately 5.62 acre site classified in the RE-9, R1-1, R3-1 and C4-1L Zones. A haul route is also requested.

Requested Actions:

1. *Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (MND) for the above-referenced Project.*
2. *Pursuant to Section 12.24-U,24(b) of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit a parking garage associated with a school use, which includes a student play/picnic area on the upper level in the RE9-1 Zone pursuant to LAMC Section 12.07.01-A,7.*
3. *Pursuant to Section 12.24-W,51 of the LAMC, a Conditional Use to permit a private school, a child care facility, and nursery school (Nursery School Modular Classrooms Option) and associated administrative offices in the R1-1 and R3-1 Zones.*
4. *Pursuant to Section 12.24-U,24(b) of the LAMC, a Conditional Use to permit a private day school and associated administrative offices in the R3-1 and R1-1 Zones.*
5. *Pursuant to Section 11.5.7-F,1(d) of the LAMC, a Specific Plan Exception from Section 7.A (2)(b) of the Ventura-Cahuenga Boulevard Corridor Specific Plan, to permit three (3) side yard Exceptions including a 15 foot side yard, in lieu of the required 0 foot side yard; a side yard varying in depth from 6 feet to 24 feet, in lieu of the required 0 foot side yard; and a side yard varying in depth from 5 feet to 20 feet, in lieu of the required 0 foot side yard.*
6. *Pursuant to Section 11.5.7-F,1(d) of the LAMC, a Specific Plan Exception from Section 7.A (2)(c) of the Ventura-Cahuenga Boulevard Corridor Specific Plan, to permit a rear yard varying in depth from 5 feet to 20 feet, in lieu of the required 20 foot rear yard.*

7. Pursuant to Section 11.5.7-E,2 of the LAMC, a Specific Plan Adjustment to permit a height on the private day school of 48 feet (plus rooftop projections specified in LAMC Section 12.21.1-B,3) in lieu of the 45-feet permitted by the Ventura-Cahuenga Boulevard Corridor Specific Plan.
8. Pursuant to Section 11.5.7-C of the LAMC, a Project Permit Compliance with the Ventura-Cahuenga Boulevard Corridor Specific Plan.
9. Pursuant to Section 16.05 of the LAMC, Site Plan Review Approval for a development project that will result in an increase of 50,000 square-feet or more of nonresidential floor area.

Applicant: Valley Beth Shalom (VBS) Synagogue, Harold M. Schulweis, Malcolm Katz
Representative: Jeffer, Mangels (JMBM), Benjamin Reznik, Kevin McDonnell

Recommended Actions:

1. Adopt for the Applicant's proposed Project at 15733-15739 W. Ventura Boulevard; 15800-15854 Moorpark Street; and 4754 Densmore Avenue, pursuant to Section 21082.1(c)(3) of the California Public Resources Code, MND for the above-referenced Project, ENV-2007-5578-MND (Published: February 5, 2009) and ENV-2009-5578-MND-REC1 (Published: April 9, 2009).
2. Approve for the Applicant's proposed Project at 15800 and 15854 Moorpark Street, pursuant to Section 12.24-U,24(b) of the LAMC, a Conditional Use to permit in the RE9-1 zone a parking garage as proposed in the Applicant's revised plans and a student play deck/picnic area on the roof top of the parking garage both associated with a school use, pursuant to LAMC Section 12.07.01-A,7 and subject to the conditions of approval.
3. Approve the Applicant's proposed Project at 15733 and 15739 West Ventura Boulevard and 4754 Densmore Avenue, pursuant to Section 12.24-W,51 of the LAMC, for a Conditional Use to permit in the R1-1 and R3-1 zones a child care facility and nursery school (Nursery School Modular Classrooms Option) and associated administrative offices, subject to the conditions of approval.
4. Approve for the Applicant's proposed Project at 15733 and 15739 West Ventura Boulevard and 4754 Densmore Avenue, pursuant to Section 12.24-U,24(b) of the LAMC, a Conditional Use to permit in the R3-1 and R1-1 zones a private day school, Hebrew school, Midrasha (woman's studies) program and associated administrative offices, subject to the conditions of approval.
5. Approve for the Applicant's proposed Project at 15733 and 15739 West Ventura Boulevard and 4754 Densmore Avenue, pursuant to Section 11.5.7-F,1(d) of the LAMC, a Specific Plan Exception from Section 7.A (2)(c) of the Ventura-Cahuenga Boulevard Corridor Specific Plan, to permit a rear yard varying in depth from 5 feet to 20 feet, in lieu of the required 20 foot rear yard, subject to the conditions of approval.
6. Approve for the Applicant's proposed Project at 15733 and 15739 West Ventura Boulevard and 4754 Densmore Avenue, pursuant to Section 11.5.7-F,1(d) of the LAMC, a Specific Plan Exception from Section 7.A (2)(b) of the Ventura-Cahuenga Boulevard Corridor Specific Plan, to permit three (3) side yard Exceptions including a 15 foot side yard, in lieu of the required 0 foot side yard; a side yard varying in depth from 6 feet to 24 feet, in lieu of the required 0 foot side yard; and a side yard varying in depth from 5 feet to 20 feet, in lieu of the required 0 foot side yard, subject to the conditions of approval.
7. Approve for the Applicant's proposed Project at 15733 and 15739 West Ventura Boulevard and 4754 Densmore Avenue, pursuant to Section 11.5.7-E,2 of the LAMC, a Specific Plan Adjustment to permit a height on the private day school of 48 feet (plus rooftop projections specified in LAMC Section 12.21.1-B,3) in lieu of the 45-feet permitted by the Ventura-Cahuenga Boulevard Corridor Specific Plan, subject to the conditions of approval.
8. Approve for the Applicant's proposed Project at 15733 and 15739 West Ventura Boulevard and 4754 Densmore Avenue, pursuant to Section 11.5.7-C of the LAMC, a Project Permit

Compliance with the Ventura-Cahuenga Boulevard Corridor Specific Plan, subject to the conditions of approval.

9. *Approve for the Applicant's proposed Project at 15733 and 15739 West Ventura Boulevard and 4754 Densmore Avenue, pursuant to Section 16.05 of the LAMC, Site Plan Review Approval for a development project that will result in an increase of 50,000 square-feet or more of non-residential floor area, subject to the conditions of approval.*
10. *Adopt the attached Findings.*
11. *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-2008-3042-VZC-ZAA-SPR**
CEQA: ENV-2008-3043-MND
Plan Area: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2 – Krekorian
Expiration Date: 1-28-10
Appeal Status: Appealable to
Council, VZC appealable by
applicant if disapproved in whole
or in part

PUBLIC HEARING – Completed on June 2, 2009

Location: 4533 N. LAUREL CANYON BOULEVARD

Proposed Project:

Continued use and maintenance of an existing private school for an increased enrollment from 800 students to 1,200 students, and to include the demolition of approximately 73,445 square-feet of building area consisting of a 54-unit senior complex currently used for school administrative purposes and a 24-unit apartment building currently occupied with 41 residents, for the construction of an additional 152,000 square-feet consisting of a 95,000 square-foot Community Arts Center (40,000 square-feet of theatre/support space and 40,000 square-feet of classroom/support space), a new 45,000 square-foot Gymnasium and Swimming Pool Complex over a second partial subterranean parking structure, a 2,500 square-foot addition/renovation to the Ahmanson Academic Center and Library Building, and construction of a new 10,000 square-foot permanent storage building to replace the existing shipping container. A parking garage containing 200 parking spaces to support the Community Arts Center and a separate 150-200 space (subterranean and above-grade) parking garage would be developed to accommodate the Gymnasium and Swimming Pool Complex, in addition to the existing 351 parking spaces for a total of 701 parking spaces on a 12-acre site. Current grade levels, Kindergarten through 12th grade, will remain unchanged. Proposed School hours will remain unchanged and vary depending on grade level between 7:15 a.m. to 3:30 p.m. Monday through Thursday, with early dismissal times on Fridays.

Requested Actions:

1. Pursuant to Section 12.32-Q,3(a) of the Municipal Code, a Vesting Zone Change to modify the following existing [Q] R4-1 Conditions established pursuant to Ordinance No. 159,715 and CPC-84-426-ZC:
 - a. Modify Condition No. 1 to permit a maximum student enrollment of 1,200 in lieu

- of 800 currently permitted.
- b. Delete Condition No. 2 which caps future additions to 10,000 square feet.
2. Pursuant to Section 12.28 of the Municipal Code, a Zoning Administrator's Adjustment for the following:
- a. Section 12.21-C,3(b) to permit 0-foot side yards, in lieu of the combined width of two side yards on an interior lot shall not be less than 40% of the width of the lot, but not to exceed 50 feet, and on either an interior lot or a corner lot, the side yard adjoining another lot in an "RA" or "R" Zone shall not be less than ten feet in width.
 - b. Section 12.21-C,3(d) and 12.11-C,3 to permit a 0-foot rear yard, in lieu of the 15-foot rear yard required, or for a building more than three stories in height, one foot shall be added to the depth of such rear yard for each additional story above the third story, but shall not exceed 20 feet.
3. Pursuant to Section 16.05 of the Municipal Code Site Plan Review Approval for a development project that will result in an increase of 50,000 square-feet or more of nonresidential floor area.
4. 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: Campbell Hall School
Representative: R.J. Comer, Armbuster & Goldsmith LLP &
Melaine McArtor Gensler

Recommended Actions:

1. Approve and recommend that the City Council approve a Vesting Zone Change, pursuant to Section 12.32-Q of the LAMC, from [Q]R4-1 established under Ordinance 159,715 and R4-1 to [T][Q]R4-1 over the entire project site, subject to the conditions of approval pursuant to LAMC Section 12-32-Q,3(a)(2).
2. Approve an Adjustment, pursuant to Section 12.21-C,3(b) to permit 0-foot side yards, in lieu of the combined width of two side yards on an interior lot shall not be less than 40% of the width of the lot, but not to exceed 50 feet, and on either an interior lot or a corner lot, the side yard adjoining another lot in an "RA" or "R" Zone shall not be less than ten feet in width, subject to the attached conditions.
3. Disapprove an Adjustment, pursuant to Section 12.21-C,3(d) and 12.11-C,3 to permit a 0-foot rear yard, in lieu of the 15-foot rear yard required, or for a building more than three stories in height, one foot shall be added to the depth of such rear yard for each additional story above the third story, but shall not exceed 20 feet, due changes in the site plan.
4. Approve a Site Plan Review for a development project which will result in an increase of more than 50,000 square feet of non-residential floor area or a development which results in an increase of 50 or more dwelling units, subject to the attached conditions.
5. Reconsider Mitigated Negative Declaration No. 2008-3043-MND.
6. Approve and recommend that the City Council adopt Mitigated Negative Declaration No. 2008-3043-MND as amended by City Staff.
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: Thomas Glick (818) 374-5062

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, February 11, 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.