

**CITY PLANNING COMMISSION REGULAR MEETING
REVISED AGENDA
(Change of Venue)**

**THURSDAY, FEBRUARY 25, 2010, 8:30 A.M.
MARVIN BRAUDE CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR
VAN NUYS, CALIFORNIA 91401**

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) 4 and 6

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. **Due to the venue change, this meeting will not be broadcast through Council Phone.**

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration CE - Categorical Exemption

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-2009-3740-RFA**

Related Case: **CPC-2007-106-CA** (Baseline Mansionization)
CEQA: ENV-2009-3741-CE
Plan Area: Studio City-Sherman Oaks-
Toluca Lake-Cahuenga Pass

Council Districts: 2 (Krekorian)
4 (LaBonge) and 5 (Koretz)
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Location: All non-hillside single-family residentially-zoned properties located within the Studio City Community within the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan.

Proposed Project:

NO DEVELOPMENT PROJECT. A City-initiated Residential Floor Area (RFA) Supplemental Use District to establish a floor area ratio of 33 percent of the lot area, with provisions to permit a 20 percent floor area bonus for the inclusion of LEED green building standards or stepped back design features for a total of 40 percent of the lot area, for approximately 3,900 individual parcels zoned for single-family residential use within the Studio City.

Requested Actions:

1. Adoption of a Categorical Exemption (ENV-2009-3741-CE) for the above referenced project.
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), the adoption of a Residential Floor Area Overlay (RFA) District for all non-hillside single-family residential zoned properties within the boundaries specified in Exhibit B.

Applicant: City of Los Angeles

Recommended Actions:

1. Approve Staff Report.
2. Approve and Recommend that the City Council Adopt a Residential Floor Area Supplemental Use District for the specified lots in Studio City (Exhibit B).
3. Adopt the attached Findings.
4. Approve and Recommend that the City Council Adopt the Categorical Exemption No. ENV-2009-3741-CE dated December 9, 2009 (Exhibit C).

Staff: Tom Glick (818)374-5062

5. **CPC-2008-1660-GPA-ZC**
ZV-ZAA-SPR

CEQA: ENV-2007-5166-MND
Plan Area: Van Nuys-North
Sherman Oaks

Council District: 2 - Krekorian
Expiration Date: 5/26/10
Appeal Status: Zone Change
appealable to City Council by
applicant if disapproved in
whole or in part.

PUBLIC HEARING - December 11, 2009

Location: 5700-5720 N. SEPULVEDA BOULEVARD & 5703 HALBRENT AVENUE

Proposed Project:

Demolition of 48 apartments in four existing buildings for the construction of a 243,000 square-foot mixed-use project over four lots, approximately 56,000 square-feet and currently zoned R3-1. The proposed project includes: 9,110 square-feet of ground-floor retail; two floors of basement parking totaling 92,000 square-feet and accommodating 259 parking spaces; and 97 residential units occupying approximately 110,000 square-feet of floor area. Building heights will vary between 49 feet to 62 feet, 2 inches. (Note: A Tentative Tract may be filed at a later date and will require a separate hearing notice before the Advisory Agency).

Requested Actions:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment (Periodic Plan Review for Window No. 176, Geographic Area 4) to the Van Nuys-North Sherman Oaks Community Plan from Medium Residential to General Commercial only for the portion of the lots fronting on Sepulveda Boulevard;
2. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from R3-1 (Multiple Dwelling Zone) to RAS4-1 (Residential/Accessory Services Zone) only for the portion of the lots fronting on Sepulveda Boulevard;
3. Pursuant to Section 12.27 of the Municipal Code, a Zone Variance to permit the blending of zone densities across two zone lines, R3-1 and RAS4-1;
4. Pursuant to Section 12.27 of the Municipal Code, a Zone Variance to permit access from a more restrictive zone to a less restrictive zone;
5. Pursuant to Section 12.27 of the Municipal Code, a Zone Variance to permit a building height of 54 feet, 5 inches in lieu of 45 feet permitted in the R3-1 portion of the site;
6. Pursuant to Section 12.27 of the Municipal Code, a Zone Variance to permit some of the commercial parking in the R3-1- portion of the Site;
7. Pursuant to Section 12.28 of the Municipal Code, an Adjustment to permit a zero rear yard in lieu of the required 15-foot rear yard in the R3-1 and RAS4-1 Zones; and
8. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review approval for projects which result in an increase of 50 or more dwelling units.
9. Pursuant to Section 21082.1(c) of the California Public Resources Code, Adopt the Mitigated Negative Declaration, ENV-2007-5166-MND, for the above project.

Applicant: Bruce Arefi, Sepulveda Square, LLC
Representative: Daryl Fisher, Fisher Assocs, Inc.

Recommended Actions:

1. Disapprove as Submitted.
2. Approve and Recommend that the City Council Adopt the requested General Plan Amendment to the Van Nuys-North Sherman Oaks Community Plan from Medium Residential to General Commercial only for the portion of the lots fronting on Sepulveda Boulevard.
3. Approve and Recommend that the City Council Adopt a Zone Change from R3-1 to (T)(Q)RAS4-1 only for the portion of the lots fronting on Sepulveda Boulevard, subject to the attached Conditions of Approval.
4. Approve a Zone Variance to permit the blending of zone densities across two zone lines, R3-1 and RAS4-1.
5. Approve a Zone Variance to permit access from a more restrictive zone to a less restrictive zone.
6. Approve a Zone Variance to permit a building height of 54 feet, 5 inches in lieu of 45 feet permitted in the R3-1 portion of the site.
7. Approve a Zone Variance to permit some of the commercial parking in the R3-1 portion of the site.

8. Approve an Adjustment to permit a zero rear yard in lieu of the required 15-foot rear yard in the R3-1 and RAS4-1 Zones.
9. Approve a Site Plan Review approval for projects which result in an increase of 50 or more dwelling units.
10. Adopt Mitigated Negative Declaration No. ENV-2007-5166-MND and associated Findings.
11. Adopt the attached Findings.
12. 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

6. [CPC-2008-4744-GPA-ZC-BL](#)
[ZV-CU-CUB-ZAA-SPR](#)
 CEQA: ENV-2008-4745-MND
 Plan Area: Sun Valley-La Tuna
 Canyon

Council District: 6 - Cardenas
 Expiration Date: 2-26-10
 Appeal Status: General Plan
 Amendment, Zone Change/
 Height District Change
 appealable by applicant to
 City Council if disapproved in
 whole or in part. Other
 entitlements appealable to
 City Council by any party
 (pursuant to LAMC Section
 12.36, Multiple Entitlements)

PUBLIC HEARING – December 1, 2009

Location: 7918-46 N. LANKERSHIM BLVD 11650-64 W STRATHERN ST

Proposed Project:

Demolition of existing structures and construction of an approximately 60,000-square-foot retail shopping center consisting of the following uses: a 24-hour pharmacy with drive-thru as the primary anchor tenant (13,013 square feet), a secondary retail anchor tenant (10,000 square feet), two retail pad buildings (2,965 square feet and 5,000 square feet with drive-thru), retail shops (26,458 square feet) and associated surface parking to serve the project.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to Sun Valley-La Tuna Canyon Community Plan to change the land use designation of a portion of the project site from Low Density Residential to Neighborhood Commercial; and ADD AREA: 7956 N. Lankershim Boulevard, a portion of Lot 24
 No project is proposed – existing Burger King fast food restaurant
 A General Plan Amendment to Sun Valley-La Tuna Canyon Community Plan to change the land use designation from Low Density Residential to Neighborhood Commercial; and
2. Pursuant to LAMC Section 12.32, A Zone Change and Height District Change of a portion of the project site from R1-1 to C2-1VL, consistent with the proposed General Plan Amendment; and
3. Pursuant to LAMC Section 12.32-R, a Building Line Removal of the existing building line on Strathern Street and Lankershim Boulevard by Ordinance No. 100,246; and

4. Pursuant to LAMC Section 12.28, a Transitional Height Adjustment from LAMC Section 12.21.1-A, 1 for proposed structures to exceed 25 feet in height within 49 feet of a residential zone and 33 feet within 50-100 feet of a residential zone; and
5. Pursuant to LAMC Section 12.27, a Variance from the LACSection 14.4 (Sign Ordinance) to exceed the permitted total sign area for projecting signs, wall signs and pole signs (3,023.4 square feet proposed in lieu of the permitted 2,268 square feet); a Variance from LAMC Section 14.4.9 to permit projecting sign on the building frontage on Strathern Street to be placed approximately 8' from the projecting sign on the western frontage on the same building in lieu of the minimum 15' distance; and
6. Pursuant to the LAMC Section 12.24-W, 1, a Conditional Use to permit the sale of a full line alcoholic beverage for off-site consumption incidental to a proposed 13,013 square-foot pharmacy; and
7. Pursuant to the LAMC Section 12.24-W, 17, a Conditional Use to permit a 5,000 square-foot drive-thru fast food restaurant; and
8. Pursuant to LAMC Section 16.05, a Site Plan Review approval to allow an increase in development of 50,000 square feet non-residential floor area; and
9. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of Mitigated Negative Declaration (ENV-2008-4745-MND) and required findings.

Applicant: Lankershim Retail Group, LLC
 Representative: Michael Laughlin, PSOMAS

Recommended Actions:

1. Approve a General Plan Amendment to Sun Valley-La Tuna Canyon Community Plan to change the land use designation of a portion of the project from Low Density Residential to Neighborhood Commercial; and Approve a General Plan Amendment to Sun Valley-La Tuna Canyon Community Plan to change the land use designation from Low Density Residential to Neighborhood Commercial from an ADD AREA located at 7956 N. Lankershim Boulevard, a portion of Lot 24 (No project is proposed – existing Burger King fast-food restaurant).
2. Approve and Recommend that the City Council adopt a Zone Change and Height District Change of a portion of the project site from R1-1 to (T)(Q)C2-1VL-EZ, consistent with the proposed General Plan Amendment.
3. Approve and Recommend that the City Council adopt a Building Line Removal of the existing building line on Strathern Street and Lankershim Boulevard by Ordinance No. 100,246.
4. Approve a Transitional Height Adjustment from LAMC Section 12.21.1-A, 1 for proposed structures to exceed 25 feet in height within 49 feet of a residential zone and 33 feet within 50-100 feet of a residential zone.
5. Deny a Variance from the LAMC Section 14.4 (Sign Ordinance) to exceed the permitted total sign area for projecting signs, wall signs and pole signs (3,023.4 square feet proposed in lieu of the permitted 2,268 square feet); a Variance from LAMC Section 14.4.9 to permit projecting sign on the building frontage on Strathern Street to be placed approximately 8' from the projecting sign on the western frontage on the same building in lieu of the minimum 15' distance.
6. Approve a Conditional Use to permit the sale of a full line of alcoholic beverage for off-site consumption incidental to a proposed 13,013 square-feet pharmacy.
7. Approve a Conditional Use to permit 5,000 square-foot drive-thru fast food restaurant.
8. Approve a Site Plan Review to permit a development project for an increase in development of 50,000 square feet non-residential floor area.
9. Adopt the attached Finding.
10. Adopt Mitigated Negative Declaration No. ENV-2008-4745-MND

Staff: Jae Kim (213) 978-1383

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