

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 25, 2010, 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
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) 5, 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.

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

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 Area: Van Nuys-Sherman Oaks

Council District: 2 - Krekorian
Expiration Date: 3-25-10 Ext.
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on September 25, 2009 – ***Continued from March 11, 2010***

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

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 21082.1(c)(3) of the California Public Resources Code, Adopt Mitigated Negative Declaration (MND) No. ENV-2001-4039-MND-REC.

Applicant: Laurence School
Representative: Ron Goldman

Recommended Actions:

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. **ZA-2009-1726-ZAA-SPR-DB-1A**
CEQA: ENV-2009-1727-MND and Reconsideration
Plan Area: Wilshire

Council Districts: 1 - Reyes
Expiration Date: 3-25-10 Ext.
Appeal Status: Not further
appealable

PUBLIC HEARING – ***Continued from March 11, 2010***

Location: 2914-2924 W. 8TH STREET and 2927-2941 W. FRANCIS AVENUE

Proposed Project:

Construction of a six story building consisting of an 85-unit affordable housing development and a

4,000 square foot daycare with 105 total parking spaces in the R4-2 Zone. All existing structures will be demolished with the exception of First Unitarian Church building. The applicant will provide 85 (100%) affordable units for Low Income households pursuant to Los Angeles Municipal Code Section, 12.22-A, 25, California Government Code Sections 65915-65918, and LAMC Ordinance No. 179,681 and seeks the following four on-menu incentives: a 15-foot rear yard setback (8th Street) in lieu of the 18-feet required; a 7-foot 2-inch east side yard setback in lieu of the 9-feet required; a 15-foot rear yard setback (Francis Avenue) in lieu of the 18-feet required; and a 20% reduction of the open space requirement. The applicant is utilizing parking option number two, providing 37 affordable parking spaces (one per affordable unit), 24 special needs parking spaces (0.5 per special needs unit), two childcare parking spaces, and 42 additional spaces for a total of 105 parking spaces. The applicant is also requesting a Zoning Administrator Adjustment pursuant to LAMC Section 12.28 for a reduction in front yard setbacks along Francis Avenue and 8th Street to 12-feet in lieu of the required 15-feet and Site Plan Review pursuant to LAMC Section 16.05 for the development of 50 or more new dwelling units. The approval includes adoption of the environmental clearance, Mitigated Negative Declaration ENV-2009-1727-MND.

Since the time of the filing of the appeal, the applicant met with the appellant to discuss his concerns with the project and as a result, the project was revised. The changes to the project include: relocation of the active play area for the childcare facility to the south, away from the appellant's property; an increase in the childcare facility area from 4,000 square feet to 5,360 square feet; a reduction in total floor area from 88,540 square feet to 86,990 square feet; an increase in open space from 8,940 square feet to 9,262 square feet; an increase in height from 68 feet to a maximum 73 feet; shifting of units to a new 5th floor of residential on the south side of the building along Francis Avenue; and a decrease in parking from 105 to 103 parking stalls. A Reconsideration of Mitigated Negative Declaration (Case No. ENV-2009-1727-MND-REC1) evaluating the changes to the project was re-circulated, with an environmental clearance date of February 10, 2010, and will also require adoption. The Zoning Administrator Adjustment and Site Plan Review portions of the appeal are not before the City Planning Commission and will be heard by the Central Area Planning Commission on March 9, 2010. The Central Area Planning Commission will also consider adoption of the Reconsideration of the Mitigated Negative Declaration (Case No. ENV-2009-1727-MND-REC1). A verbal report of the Central Area Planning Commission decision will be provided at CPC.

None of the revisions to the project resulted in a change to the Density Bonus portion of the project. The redesign of the project that will be presented at CPC is a result of the appellant's input.

Requested Actions:

An Appeal of the entire decision of the Deputy Zoning Administrator's approval of ZA-2009-1726-ZAA-SPR-DB-1A including the adoption of Mitigated Negative Declaration No. ENV-2009-1727-MND-REC1.

Applicant: Mercy Housing California, Benjamin Phillips
Representative: PSOMAS, Michael Laughlin
Appellant: Alan Bernstein

Recommended Actions:

1. Recommend that the City Planning Commission uphold the Zoning Administrator's approval of the Density Bonus portion of ZA-2009-1726-ZAA-SPR-DB;
2. Deny the appeal;
3. Find that the information contained in Mitigated Negative Declaration No. ENV-2009-1727-MND-REC1 has been reviewed and considered by the Zoning Administrator and the Central Area Planning Commission, find that the Mitigated Negative Declaration adequately describes the potential impacts of the Project and no additional environmental clearance is necessary;

and find that there is no evidence in the record that any of the conditions in CEQA Guidelines section 15162 are met; and

4. Find that the information contained in the Reconsideration of ENV-2009-1727-MND, has been reviewed and considered by the Central Area Planning Commission, find that the Reconsideration of the Mitigated Negative Declaration adequately describes the potential impacts of the Project and no additional environmental clearance is necessary; and find that there is no evidence in the record that any of the conditions in CEQA Guidelines section 15162 are met.

Staff: Maya Zaitzevsky (213) 978-1416

6. [CPC-1998-361-CUZ-CUB-PA1](#)

CEQA: ENV-1996-0077-EIR,
SCH No. 96051051
Plan Area: Brentwood-Pacific Palisades

Council District: 11 - Rosendahl
Expiration Date: 3-27-10
Appeal Status: Appealable to City Council

PUBLIC HEARING - Completed on January 11, 2010

Location: 17985 W. PACIFIC COAST HIGHWAY

Proposed Project:

A Plan approval to satisfy condition number 8 of Conditional Use Permit CPC-1998-361-CUZ-CUB which governs operations at the Getty Villa. The previously approved Conditional Use Permit requires a review to determine the Outdoor Classical Theater's compliance with the operating requirements imposed by the Conditional Use Permit and to evaluate the traffic, parking and noise effects of theater performances upon the surrounding community and to establish any new conditions if necessary. The applicant is also requesting modification of other conditions as described below to permit greater operational flexibility. No construction is proposed.

Requested Actions:

1. Pursuant to CEQA Guideline Section 15164(d), Consider the November 2009 Addendum with the previously certified final Environmental Impact Report No. ENV-96-0077-EIR, State Clearing House No. 96051051 for the above referenced project.
2. Pursuant to Section 12.24 of the Municipal Code, a Plan Approval to ensure compliance with the operating requirements established under Case No. CPC-1998-361-CU and to evaluate the traffic parking and noise effects of Outdoor Classical Theater performances upon the surrounding community; and
3. Pursuant to Section 12.24 of the Municipal Code, a Plan Approval to Modify the following conditions:
 - a. Condition No. 6 to permit an annual maximum of 104 nighttime class, lecture, reception, events or scheduled activity, anticipated to draw 100 or more people, other than performances in the Outdoor Classical Theater, with no more than 12 per month and 4 per week;
 - b. Condition No. 7 (b) to increase the seating limit in the Outdoor Classical Theater from 450 to 500 seats;
 - c. Condition No. 7 (d) to permit patrons of the Outdoor Classical Theater to arrive prior to 7:00 p.m.;
 - d. Condition No. 7 (e) to delete the requirement for a Outdoor Classical Theater off-site shuttle program;
 - e. Conditions No. 7 (g) and 7 (h) to allow and regulate amplification of recorded and electronic music in the Outdoor Classical Theater;

- f. Condition No. 15 to allow and regulate amplification of voice and instrumental music in the inner and outer Peristyle Gardens and the Herb Garden;
- g. Condition No. 23 to modify the complaint monitoring and community liaison process;
- h. Condition No. 25 (h) to delete the requirement for the third party sound monitoring program.
- i. To add a new condition which would explicitly recognize the City Planning Commission's authority to impose additional conditions if deemed necessary.

Applicant: Stephen Clark, J. Paul Getty Trust
Representative: Jeffery Haber, Paul-Hastings, LLP

Recommended Actions:

1. Certify and Approve the Addendum to Environmental Impact Report No. ENV-96-0077-EIR, State Clearing House No. 96051051.
2. Approve the requested Plan Approval that the operation requirements established under Case No. CPC-1998-361-CU have been complied with as requested.
3. Approve the requested Plan Approval to Modify Condition No. 6 to permit an annual maximum of 104 nighttime class, lecture, reception, events or scheduled activity, anticipated to draw 100 or more people, other than performances in the Outdoor Classical Theater, with no more than 12 per month and 4 per week as requested.
4. Approve the requested Plan Approval to Modify Condition No. 7 (b) to increase the seating limit in the Outdoor Classical Theater from 450 to 500 seats.
5. Approve the requested Plan Approval to Modify Condition No. 7 (d) to permit patrons of the Outdoor Classical Theater to arrive prior to 7:00 p.m.
6. Approve the requested Plan Approval to Modify Condition No. 7 (e) to delete the requirement for a Outdoor Classical Theater off-site shuttle program.
7. Approve the requested Plan Approval to Modify Conditions No. 7 (g) and 7 (h) to allow and regulate amplification of recorded and electronic music in the Outdoor Classical Theater.
8. Approve the requested Plan Approval to Modify Condition No. 15 to allow and regulate amplification of voice and instrumental music in the inner and outer Peristyle Gardens and the Herb Garden.
9. Approve the requested Plan Approval to Modify Condition No. 23 to modify the complaint monitoring and community liaison process
10. Disapprove the requested Plan Approval to Modify Condition No. 25 (h) to delete the requirement for the third party sound monitoring program as filed
11. Approve a Plan Approval to Modify Condition No. 25 (h) to require the continuation of the third party sound monitoring program for one (1) year after the installation of a sound amplification system.
12. Approve the requested Plan Approval to add a new condition which would explicitly recognize the City Planning Commission's authority to impose additional conditions if deemed necessary
13. Adopt the attached Environmental Findings.
14. Adopt the attached Findings.
15. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that the mitigation conditions, identified as "(MM)" on the condition pages, 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.
16. 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: Kevin Jones, Hearing Officer (213) 978-1172

7. [CPC-2009-288-CU](#)
CEQA: ENV-2009-289-MND
Plan Area: North Hollywood-Valley Village

Council Districts: 6 - Cardenas
Expiration Date: 4-17-10
Appeal Status: Appealable
to City Council

PUBLIC HEARING – Completed on February 1, 2010

Location: 6822 N. FARMDALE AVENUE

Proposed Project:

The installation and operation of a “Recycling Materials Sorting Facility-Green Waste Transfer Station” for the drop-off of green waste for re-distribution to secondary off-site locations. The facility will provide 19 parking spaces, with hours of operation from 6:00 a.m. to 6:00 p.m. Monday through Saturday, in conjunction with an existing one-story, 1,556 square-foot office building. The project is located on a 46,160 square-foot lot in the M1-1VL (Limited Industrial) Zone.

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,22(d) of the Los Angeles Municipal Code (LAMC), a \ Conditional Use to deviate from the following conditions set forth in Section 12.21-A,18(e):
 - a. The facility is located within 1,000 feet from any A, R, C, P or PB Zone or use, in lieu of being located at least 1,000 feet from any A, R, C, P or PB Zone or use.
 - b. The proposed hours of operations are 6:00 a.m. to 6:00 p.m., Monday through Saturday, in lieu of the 7:00 a.m. to 8:00 p.m., seven days a week.
 - c. The facility will provide an 8-foot corrugated metal and chain link fence, and 8-foot wrought iron fence to surround the property with 0-feet of landscaped buffer, in lieu of a 6-foot concrete block wall, and 5-foot landscaped buffer.

Applicant: Joel Torres, Green Valley Disposal

Recommended Actions:

1. Disapprove the request, as filed by the applicant.
2. Adopt Mitigated Negative Declaration ENV-2009-288-MND.
3. Adopt the attached Findings for the disapproval of the Conditional Use Permit request.
4. Advise the applicant of his appeal rights, pursuant to LAMC Section 12.24-U, that the action of City Planning Commission is appealable to City Council.

Staff: Thomas Glick (818) 374-5062

8. [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: 3-25-10

Appeal Status: Appealable to
City Council

PUBLIC HEARING – Completed on December 1, 2009

Location: 7918-7946 N. LANKERSHIM BOULEVARD
11650-11664 W. STRATHERN STREET

Proposed Project:

Demolition of existing structures and construction of an approximately 60,000 square-foot retail shopping center consisting of the following uses: a 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 with drive-thru), retail shops (26,458 square feet) and associated surface parking to serve the project.

Requested Actions:

1. Pursuant to LAMC Section 12.32-R, a Building Line Removal of the existing building line on Strathern Street and Lankershim Boulevard by Ordinance Nos. 100,246 and 65,118 respectively.
2. Consideration of Mitigated Negative Declaration No. ENV-2008-4745-MND.

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

Recommended Actions:

1. 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 Nos. 100,246 and 65,118 respectively.
2. Adopt Mitigated Negative Declaration No. ENV-2008-4745-MND.

Staff: Jim Tokunaga (213) 978-1309

9. [CPC-2010-0445-CA](#)

CEQA: ENV-2010-0446-CE

Plan Area: ALL

Council District: ALL

Expiration Date: N/A

Appeal Status: N/A

PUBLIC HEARING

Location: CITYWIDE

Proposed Project:

A proposed ordinance amending Sections 12.03, 12.04.09, 12.05, 12.06, 12.07, 12.07.01, 12.07.1, 12.08, 12.09.3 and 12.17.5 of the Los Angeles Municipal Code (LAMC) to clarify permitted truck gardening and farming uses in each zone, and create consistency between home occupation conditions and standards and truck gardening operations.

Requested Actions:

1. Adopt the staff report as the Commission's report on the subject.
2. Adopt the associated findings.
3. Consider the General Exemption as the CEQA clearance on subject ENV-2010-0446-CE.
4. Approve the proposed ordinance and recommend its adoption by the City Council.

Applicant: City of Los Angeles

Recommended Actions:

1. Adopt the staff report as the Commission's report on the subject.
2. Adopt the associated findings.
3. Adopt the General Exemption as the CEQA clearance on subject ENV-2010-0446-CE.
4. Approve the proposed ordinance and recommend its adoption by the City Council.

Staff: Alan Bell (213) 978-1318

10. [CPC-2010-589-CRA](#)

CEQA: Exempt

Plan Area: Arleta-Pacoima, Mission Hills, Panorama City- North Hills, North Hollywood, Valley Village, Sun Valley, La Tuna Canyon, Sunland-Lake View Terrace-Shadow Hills-East La Tuna Canyon, Sylmar, Reseda-West Van Nuys

Council District: 2 – Krekorian,
6 – Cardenas, 7 – Alarcon
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Location: NORTHEAST SAN FERNANDO VALLEY

Proposed Project:

Preliminary Plan on a Proposed Amendment to the Earthquake Disaster Assistance Plan for the Earthquake Disaster Assistance Project for portions of Council Districts 2, 6 and 7.

Requested Actions:

1. Adopt the staff report as the Commission's report on the subject.
2. Consider the environmental clearance as Exempt.
3. Approve the Preliminary Plan to Amend the Earthquake Disaster Assistance Plan (A Redevelopment Plan) for the Earthquake Disaster Assistance Project for portions of Council Districts 2, 6 and 7.

Applicant: Community Redevelopment Agency (CRA) and the City of Los Angeles

Recommended Actions:

1. Adopt the staff report as the Commission's report on the subject.
2. Find the CEQA (California Environmental Quality Act) clearance as Exempt.
3. Approve the Preliminary Plan to Amend the Earthquake Disaster Assistance Plan (A Redevelopment Plan) for the Earthquake Disaster Assistance Project for portions of Council Districts 2, 6 and 7.

Staff: Robert Duenas (818) 374-5072

11. [CPC-2008-4989-ZC-GPA](#)
CEQA: ENV-2008-4572-MND
Plan Area: Encino-Tarzana

Council District: 5 – Koretz
Expiration Date: 5-26-10
Appeal Status: ZC appealable
to City Council by applicant if
disapproved in whole or in part

PUBLIC HEARING – Completed on December 7, 2009

Location: 4726 N. PETIT AVENUE

Proposed Project:

The construction of six (6), detached, two-story, single-family dwellings, (pursuant to the Small Lot Subdivision Ordinance 176,354), each with an attached, two-car garage, and eight (8) on-site guest parking spaces on seven (7), irregularly-shaped parcels, approximately 41,576 square feet, currently occupied by a surface parking lot. Approximately 1,758 square-feet of the eastern portion of the existing surface parking area (two lots not a part of the request) will remain to accommodate off-site parking required by covenant for several businesses fronting Ventura Boulevard.

Requested Actions:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment (Periodic Plan Review for Window No. 180, Geographic Area 4) to the Encino - Tarzana Community Plan from Low I Residential to Low II Residential.
2. Pursuant to Section 12.32-F of the Municipal Code, a Zone Change from RE9-1 (Residential Estate Zone) to RD6-1 (Restricted Density Multiple Dwelling Zone).
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration, ENV-2008-4572-MND, for the above project.

Applicant: Houshang Lavian, Robin Properties
Representative: Joe Bernstein, Rosenheim and Associates

Recommended Actions:

1. Deny the request, as re-filed by the applicant in February 2010.
2. Approve and recommend that the City Council adopt a General Plan Amendment (Periodic Plan Review for Window No. 180, Geographic Area 1) to the Encino - Tarzana Community Plan from Low I Residential to Low II Residential over the entire project site.
3. Approve and recommend that the City Council adopt a Zone Change from RE9-1 (Residential Estate Zone) to (T)(Q)R1-1 (One-Family Zone) over the entire project site, subject to the attached conditions.
4. Approve and recommend that the City Council adopt Mitigated Negative Declaration No. 2008-4572-MND.
5. Adopt the attached Findings.
6. 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, April 8, 2010**

**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.