

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JULY 22, 2010, 8:30 A.M.
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

William Roschen, FAIA, LEED AP, President
Regina M. Freer, Vice President
Sean O. Burton, Commissioner
Diego Cardoso, Commissioner
Matt Epstein, Commissioner
Fr. Spencer T. Kezios, Commissioner
Yolanda Orozco, Commissioner
Barbara Romero, Commissioner
Michael K. Woo, Commissioner

Vincent P. Berton, AICP, Acting Director
Eva Yuan-McDaniel, Deputy Director

James Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 7.

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
- D. Election of Officers

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-2010-26-CU](#)
CEQA: ENV-2010-27-ND
Plan Area: Chatsworth-Porter Ranch

Council District: 12 – Smith
Expiration Date: 7-24-10
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on June 7, 2010

Location: 22280 DEVONSHIRE STREET

Proposed Project:

A Conditional Use Permit for the continued use and operation of the site as a school serving pre-school through 9th grade, with an amendment to include 10th, 11th, and 12th grade with a total number of 300 students, and without the requirement of a 6' high masonry wall along the eastern boundary as previously authorized. There is no new construction or alterations to the site being requested with this application.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Negative Declaration, ENV-2010-27-ND, for the above referenced project.
2. Pursuant to Section 12.24 U.24 of the Municipal Code, a Conditional Use for a private school (pre-school through 12th grade) in the RA zone.

Applicant: CHIME Institute for Children with Special Needs, Michele Haney

Recommended Actions:

1. Disapprove the Conditional Use to permit the private school (pre-school through 12th grade) in the RA zone due to the applicant's withdrawal of a portion of their request.
2. Approve the Conditional Use to permit the continued use and operation of the site as a school serving pre-school through 9th grade in the RA zone, with the attached conditions of approval.
3. Adopt Negative Declaration No. ENV-2010-27-ND.
 1. 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 (818) 374-5036

5. [CPC-2009-3512-CU](#)
CEQA: ENV-2009-2021-MND
Plan Area: Northridge

Council District: 12 – Smith
Expiration Date: 8-07-10
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on May 24, 2010

Location: 17100 SUPERIOR STREET

Proposed Project:

A new Phased-Master Plan Program for the existing Pre-K through 12th grade Highland Hall Waldorf School (previously approved under CPC-1996-401-CU), and to allow the construction, use and maintenance of a new, 2-story, 10-classroom building (replacing existing classroom buildings); the continued use of the existing temporary gymnasium until it is replaced with the proposed new, permanent gymnasium; a new, 200-seat theater (Black Box); a new science building, and the permanent approval of two existing modular classrooms, for a combined total of approximately 60,000 square feet of floor area on the entire site (34,500 square feet of new construction, and 25,500 square feet of existing floor area to remain, after the removal of the existing temporary gymnasium); and the phased construction of 150 on-site parking spaces (90 parking spaces are currently provided). There is no request to increase the student enrollment from the currently-approved 450 students. The proposed Master Plan represents a significant reduction in the maximum allowable floor area of 112,000 square feet approved by the original Conditional Use Permit granted in 1997.

Requested Actions:

1. Pursuant to Section 12.24 U 24 of the Los Angeles Municipal Code, a new Conditional Use Permit to permit a private school in the A zone.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration, ENV-2009-2021-MND, for the above referenced project.

Applicant: James Pedroja, Highland Hall High School, Inc.
Representative: Gregory Taylor

Recommended Actions:

1. Approve a Conditional Use Permit to permit a private school in the A zone, subject to the attached conditions of approval.
2. Adopt Mitigated Negative Declaration No. 2009-2021-MND.
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: Dan O'Donnell (818) 374-5066

6. [CPC-2009-3740-RFA](#)
CEQA: ENV-2010-1098-ND
Related Case: CPC-2007-106-CA
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 – Completed on February 25, 2010
Item continued from the City Planning Commission meeting of June 24, 2010

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:
Studio City Residential Floor Area (RFA) District – Development of a RFA Supplemental Use District to reduce the Floor Area Ratio of non-hillside single-family homes in Studio City.

Requested Actions:
1. Adoption of Negative Declaration No. ENV-2010-1098-ND 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 Supplemental (RFA) District for all non-hillside single-family residential zoned properties within the specified boundaries.

Applicant: City of Los Angeles

Recommended Actions:
1. Approve RFA for Studio City and consider the information provided in the Supplemental Staff Report in determining any modifications to the recommended action as proposed at the February 25, 2010 City Planning Commission meeting.
2. Approve and Recommend that the City Council adopt Negative Declaration No. ENV-2010-1098-ND dated June 2, 2010.

Staff: Tom Glick (818) 374-5062

7. [CPC-2007-5866-SN](#)
CEQA: ENV-2003-1377-MND-REC1
Plan Area: Hollywood

Council District: 4 – LaBonge,
5 – Koretz, 13 – Garcetti
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Location: Designated commercial and industrially zoned properties roughly bounded by the HOLLYWOOD FREEWAY (101 Freeway) on the north and east, MELROSE AVENUE on the South, and La BREA BOULEVARD on the west.

Proposed Project:
An amendment of the Hollywood Signage Supplemental Use District proposing changes to regulations to prohibit certain signage and proposing changes to regulations governing the size, location, and density of certain signage within the District boundaries.

Requested Actions:

1. Approve the Final Draft Ordinance as transmitted by the City Attorney and recommend that the City Council adopt the requested Amendments to the Hollywood Signage Supplemental Use District, pursuant to City Charter Section 558 B.3.
2. Find that Mitigated Negative Declaration ENV-2003-1377-MND-REC1 is adequate environmental clearance for this action.

Applicant: City of Los Angeles

Recommended Actions:

1. Approve the Final Draft Ordinance as transmitted by the City Attorney and recommend that the City Council adopt the requested Amendments to the Hollywood Signage Supplemental Use District, pursuant to City Charter Section 558 B.3.
2. Adopt Mitigated Negative Declaration ENV-2003-1377-MND-REC1 as adequate environmental clearance for this action.
3. Adopt the attached Findings.

Staff: Blake Lamb (213) 978-1178

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, AUGUST 12, 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.