

**CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY, FEBRUARY 24, 2011, after 8:30 A.M.
VAN NUYS CITY HALL COUNCIL CHAMBER 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

William Roschen, FAIA, President
Regina M. Freer, Vice President
Sean O. Burton, Commissioner
Diego Cardoso, Commissioner
Matt Epstein, Commissioner
Barbara Romero, Commissioner
Michael K. Woo, Commissioner
Vacant, Commissioner
Vacant, Commissioner

Michael J. LoGrande, Director
Alan Bell, AICP, Deputy Director
Eva Yuan-McDaniel, Deputy Director

James K. 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

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-2010-817-CU](#) Council District: 12 – Smith
CEQA: ENV-2010-818-CE Expiration Date: 2-26-11
Plan Area: Chatsworth-Porter Ranch Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on January 10, 2011

Location: 21521 W. RINALDI STREET

Proposed Project:

No new construction is proposed. Request is for the continued use, maintenance, and operation of an existing private school (preschool and grades K to 8th) and a summer youth camp; a maximum enrollment of 420 students, and expanded hours of operation Monday through Friday from 7:00 a.m. to 7:00 p.m., with approximately fifteen evening events annually ending as late as 10:00 pm. The existing school is located on approximately 12.5 acres classified in the A2-1 zone, and provides 73 off-street parking spaces.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Find the Categorical Exception, ENV-2010-818-CE, prepared for the requested action is adequate.
2. Pursuant to Section 12.24 U.24 (b) of the Municipal Code, a Conditional Use to permit the continued use of a private school serving kindergarten through 8th grade in the A Zone.
3. Pursuant to Section 12.24 W.51 of the Municipal Code, a Conditional Use to permit a child care facility or nursery/preschool in the A Zone.

Applicant: Victor Cosentino, Chatsworth Hills Academy, Inc.
Representative: Christopher Murray, Rosenheim and Associates, Inc.

Recommended Actions:

1. Approve the Conditional Use to permit the continued use of a private school serving K through 8th grade in the A zone, with the attached conditions of approval.
2. Approve the Conditional Use to permit the continued use of a child care facility or nursery/preschool in the A zone, with the attached conditions of approval.
3. Adopt Categorical Exemption No. ENV-2010-818-CE.
4. Adopt the attached Findings.

Staff: Franklin N. Quon (818) 374-5036

5. [CPC-2009-2597-GPA-ZC-DB-SPR](#) Council District: 6 – Cardenas
CEQA: ENV-2009-1963-MND Expiration Date: 5-25-11 Ext.
Plan Area: Sylmar Appeal Status: Appealable to City Council. ZC appealable by applicant if disapproved in whole or in part

PUBLIC HEARING – Completed on January 3, 2011

Location: 11050, 11060 & 11064 W. ARMINTA STREET

Add Area: Except for 11121 Arminta Street, the remaining lots on the north and south side of Arminta Street*, between Fair Avenue and Vineland Avenue, and the properties at 7843, 7903 Vineland

Avenue and 7832, 7838, 7842, 7920, 7926 Fair Avenue.

[*Arminta Street addresses: 11011, 11014, 11017, 11022, 11023, 11027, 11035, 11051, 11055, 11061, 11063, 11065, 11106, 11107, 11038, 11120, 11133, 11134, 11137, 11141, 11151, and 11154]

Proposed Project:

The demolition of an existing one-story, single-family dwelling at 11060 Arminta Street, and of an existing two-story multi-family structure consisting of eighteen units at 11050 Arminta Street for the construction of a new Housing Development Project. The project will consist of a four-story multi-family building with a maximum height of 45-feet, with 101 units by-right and 9 additional units per a density bonus request of 8.9% increase (a total of 110 units), and 214 parking spaces, for a total area of 105,137 square feet, on an approximately 81,000 square foot site. The project site consists of four parcels currently classified in the RD2-1, R1-1 and (T)RD1.5-1 zones.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration, ENV-2009-1963-MND, for the above referenced project.
2. Pursuant to Section 12.36 of the Municipal Code, concurrent processing of all entitlements listed below.
3. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Sun Valley-La Tuna Canyon Community Plan to change the land use designation of the parcels located at 11050, 11060 and 11064 W. Arminta Street from Low Medium II residential to Medium residential.

Add Area: City-initiated General Plan Amendment to the Sun Valley-La Tuna Canyon Community Plan to change the land use designation of the Add Area identified above from Low Medium II residential to Medium residential.

4. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from R1-1 (one-family zone), RD2-1 and (T) RD1.5-1 (restricted density multiple dwelling zones) to R3-1 (multiple dwelling zone) over the subject property.

Add Area: No zone change is proposed.

5. Pursuant to Section 12.22 A.25 of the Municipal Code, in consideration of restricting up to 10% of the dwelling units (11 units) for Very Low Income residents, the applicant proposes to utilize two on-menu yard/setback incentives which permit up to a 20% decrease in the required width or depth of an individual yard or setback for residential units of a Housing Development Project:
 - a. A decrease in the rear yard setback requirement for a rear yard of 12 feet instead of the otherwise required 15 foot setback;
 - b. A decrease in the side yard setback requirement of 5 feet 8 inches instead of the otherwise required 7 foot setback; and

Pursuant to Section 16.05 of the Municipal Code, Site Plan Review approval for a development project which creates, or results in an increase of 50 or more dwelling units.

Applicant: Kurken Alyanakian, Arminta Square, L.P.

Recommended Actions:

1. Approve and recommend that the City Council approve the General Plan Amendment from Low

Medium II Residential to Medium Residential, for the subject property and in part for the ADD AREA.

2. Approve and recommend that the City Council approve the Zone Change from R1-1, RD2-1 and (T) RD1.5-1 to R3-1 for the subject project property, with the attached conditions of approval;
3. Approve the Density Bonus/Affordable Housing Incentives Program incentive that will restrict up to 10% of the dwelling units (11 units) for Very Low Income residents with the following Affordable Housing Incentive:
 - a. A decrease in the side yard setback requirement of 5 feet 8 inches instead of the otherwise required 7 foot setback.
4. Dismiss the Density Bonus on menu incentive request to decrease in the rear yard setback requirement for a rear yard of 12 feet instead of the otherwise required 15 foot setback.
5. Approve the Site Plan Review for a project that will result in an increase of 50 or more dwelling units.
6. Adopt Mitigated Negative Declaration No. ENV-2009-1963-MND.
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: Franklin N. Quon (818) 374-3056

6. [CPC-2009-3592-CU-ZV](#)

CEQA: ENV-2009-3593-MND

Plan Area: West Adams-Baldwin Hills-Leimert

Council District: 8 – Parks

Expiration Date: 2-24-11 Ext.

Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on September 17, 2010,
Continued from the City Planning Commission Meeting of November 4, 2010

Location: 2811 W. 54th STREET

Proposed Project:

Change of use for the continued use, maintenance and conversion of an existing 2-story Sunday School and gymnasium into an approximately 5,580 square-foot private elementary charter school (grades Kindergarten through 8) with a maximum enrollment of 100 students, operating Monday through Friday from 7:00 am to 5 pm providing one disable access parking space. The project is located on an approximately 14,153 square foot site classified in the RD1.5-1 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.24(b) of the Los Angeles Municipal Code, a Conditional Use to establish an elementary school on a site classified in the RD1.5-1 Zone.
3. Pursuant to Section 12.27 of the Los Angeles Municipal Code, a Variance from Section 12.21 A 4 to permit one disable access parking space to be located on site in lieu of providing one automobile parking space on the same lot with each classroom contained in any elementary school which is otherwise required.

Applicant: Ashanti United Church
Representative: Clearance Heard

Recommended Actions:

1. Deny without prejudice the requested Conditional Use for a charter school use to serve grades K through 8th in the RD1.5-1 Zone.
2. Deny without prejudice the requested Variance to permit one disable access parking space to be located on site in lieu of providing one automobile parking space on the same lot with each classroom.
3. Adopt Mitigated Negative Declaration No. 2009-3593-MND.
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 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.
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: Jose Carlos Romero-Navarro (213) 978-1180

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, March 10, 2011**
City Hall
200 N. Spring Street
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.