

**CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY, MAY 26, 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
George Hovaguimian, Commissioner
Justin Kim, Commissioner
Robert Lessin, Commissioner
Barbara Romero, Commissioner
Michael K. Woo, Commissioner

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

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 4.

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-2007-2216-CA](#)
ENV-2011-308-ND
Plan Area: Citywide

Council Districts: ALL
Expiration Date: N/A
Appeal Status: N/A

**PUBLIC HEARING – REQUEST FOR FURTHER CONTINUANCE TO JUNE 9, 2011
*CONTINUED FROM THE APRIL 28, 2011 CITY PLANNING COMMISSION MEETING***

Location: CITYWIDE

Proposed Project:

A proposed ordinance (Appendix B) amending Sections 12.04, 12.24, 12.32, 13.00, and adding Section 13.16 of the Los Angeles Municipal Code (LAMC) to create a Modified Parking Requirement (MPR) District offering seven optional parking requirement modification tools including (1) change of use parking standards, (2) use of a new Parking Reduction Permit, (3) off-site parking within 1500 feet, (4) decreased parking requirements, (5) increased parking requirements, (6) commercial parking credits, and (7) maximum parking limits.

Requested Actions:

1. Adopt the staff report as its report on the subject.
2. Adopt the findings.
3. Consider the Negative Declaration ENV-2011-308-ND as the CEQA clearance on the subject.
4. Disapprove the previously approved ordinance and not recommend its adoption by the City Council.
5. 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 its report on the subject.
2. Adopt the findings.
3. Adopt the Negative Declaration ENV-2011-308-ND as the CEQA clearance on the subject.
4. Disapprove the previously approved ordinance and not recommend its adoption by the City Council.
5. Approve the proposed ordinance and recommend its adoption by the City Council.

Staff: Thomas Rothmann (213) 978-1891

5. [CPC-2010-3472-VZC-HD-ZAA-SPR](#)
ENV-2010-3473-MND
Plan Area: Reseda-West Van Nuys

Council District: 3 – Zine
Expiration Date: 6-08-11
Appeal Status: Appealable to City Council, Zone Change appealable by applicant if disapproved in whole or in part

PUBLIC HEARING – Completed on April 5, 2011

Location: 18425 W. KITTRIDGE STREET

Proposed Project:

The demolition of the existing church and school and the construction of a new 77-unit affordable

apartment building with 78 surface on-site parking spaces on a 78,027 square-foot lot (1.79 net acres) in the proposed R3-(CRA)1L Zone. The project includes a maximum four-story, 55-foot high, and 99,120 square-foot development. The project proposes a resident's center in the front of the development in lieu of the rear placement and a variable front yard from zero to 15 feet to include walls and trellis within the setback in lieu of the required 15 feet.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code (LAMC) Sections 12.32 and 12.21.3, a Vesting Zone Change and Height District Change from RA-1 to R3-(CRA)1L to allow the construction of a 77-unit apartment building.
2. Pursuant to LAMC Section 12.28, an adjustment from Section 12.21-C,5(b) to allow an accessory building (resident's center) 15 feet from the front property line in lieu of in the rear half of the lot.
3. Pursuant to LAMC Section 12.28, adjustments from Section 12.10-C,1 to permit a front yard of variable widths from zero feet to 15 feet to include: two six-foot walls, one surrounding the children's play area which encroaches one-foot into the front yard and the other along the residential front entrance which encroaches 13 feet into the front yard; two eight-foot garden walls, one extending 10 feet into the front yard and one extending 18 inches into the front yard; and, a trellis which encroachment 30 inches into the front yard at levels 1 through 4, beginning at approximately 10 feet in height.
4. Pursuant to LAMC Section 16.05, Site Plan Review for a project involving more than 50 dwelling units.
5. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (ENV-2010-3473-MND) for the above referenced project.

Applicant: Robin Hughes and Lara Regus, Abode Communities
Representative: Jim Reis, Craig Lawson & Co. LLC

Recommended Actions:

1. Deny the request zone and height district change to R3-(CRA)1L and Approve and Recommend that the City Council adopt a Vesting Zone Change and Height District Change from RA-1 to (T)(Q)R3-1LD with the proposed "D" Development Limitation to limit the height to 55 feet and a 2:1 floor area ratio (FAR).
2. Approve adjustments to allow an accessory building (resident's center) 15 feet from the front property line in lieu of in the rear half of the lot; to permit a front yard of variable widths from zero feet to 15 feet to include: two six-foot walls, one surrounding the children's play area which encroaches one-foot into the front yard and the other along the residential front entrance which encroaches 13 feet into the front yard; two eight-foot garden walls, one extending 10 feet into the front yard and one extending 18 inches into the front yard; and, a trellis which encroachment 30 inches into the front yard at levels 1 through 4, beginning at approximately 10 feet in height.
3. Approve a Site Plan Review.
4. Adopt the attached Findings.
5. Adopt Mitigated Negative Declaration No. ENV-2010-3473-MND.
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.
7. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Sarah Hounsell (818) 374-9909

6. [CPC-2010-1545-ZC-CUB-CU-SPE-SPP-SPPA](#)
ENV-2010-1546-MND
Plan Area: Sherman Oaks-Studio City-Toluca Lake-
Cahuenga Pass

Council District: 5 – Koretz
Expiration Date: 6-04-11
Appeal Status: Appealable to City
Council, Zone Change appealable by
applicant if disapproved in whole or in
part

PUBLIC HEARING – Completed on April 1, 2011

Location: 14845-14855 W. VENTURA BLVD. AND 4500-4560 KESTER AVENUE

Proposed Project:

Demolition of an existing Pavilions grocery store (26,341 square feet) and bank (9,410 square feet), in order to construct a new, approximately 58,265 square-foot Pavilions supermarket, operating 24 hours a day, 7 days a week, a 2,990 square-foot retail use, and a remote ATM drive-thru, on an approximately 3 acre site, providing 247 parking spaces.

Requested Actions:

1. Pursuant to Section 12.32-F of the Municipal Code, a Zone Change from C2-1L, QC2-1L and P-1L to C2-1L over the entire site.
2. Pursuant to Section 12.24-W,27 of the Municipal Code, a Conditional Use to permit a commercial corner development to:
 - a. Operate between the hours of 11:00 p.m. and 7:00 a.m. for 24-hour operation; and
 - b. Provide less than 50 percent transparent windows along the ground floor portions of the project which front adjacent streets.
3. Pursuant to Section 12.24-W,1 of the Municipal Code, a Conditional Use to permit the sale of a full line of alcoholic beverages, including beer and wine, for off-site consumption in conjunction with the operation of a retail grocery store.
4. Pursuant to Section 11.5.7-F of the Municipal Code, a Specific Plan Exception from Section 8-B.1(a)(1) of the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052) to permit more than one wall sign on each street frontage, as is otherwise prohibited.
5. Pursuant to Section 11.5.7-E of the Municipal Code, a Project Permit Adjustment from Section 7-E.1(b)3.(i) of the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052), to permit a building height of up to 33 feet in lieu of the maximum height of 30 feet, which is otherwise permitted.
6. Pursuant to Section 11.5.7-C of the Municipal Code, a Project Permit Compliance Review for the Ventura-Cahuenga Boulevard Corridor Specific Plan.
7. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (ENV-2010-1546-MND) for the above referenced project.

Applicant: Vons/Pavilions-A Safeway Co., Sam Shink
Representative: Fred Gaines, Gaines & Stacey, LLP

Recommended Actions:

1. Approve and recommend that the City Council, pursuant to Section 12.32 of the L.A.M.C., adopt a Zone Change from C2-1L, QC2-1L and QP-1L to (T)(Q)C2-1L over the entire site, subject to the attached conditions of approval.
2. Approve, pursuant to Section 12.24.W,27 of the Municipal Code, a Conditional Use, subject to the attached conditions of approval, to permit a commercial corner development to:

- a. Operate between the hours of 11:00 p.m. and 7:00 a.m. for 24-hour operation;
- b. Provide less than 50 percent transparent windows along the ground floor portions of the project which front adjacent streets.
3. Approve, pursuant to Section 12.24-W,1 of the Municipal Code, a Conditional Use to permit the sale of a full line of alcoholic beverages, including beer and wine, for off-site consumption in conjunction with the operation of a retail grocery store, subject to the attached conditions of approval.
4. Approve, pursuant to Section 11.5.7-F of the Municipal Code, a Specific Plan Exception from Section 8-B,1(a)(1) of the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052), to permit more than one wall sign on each street frontage as is otherwise prohibited, subject to the attached conditions of approval.
5. Approve, pursuant to Section 11.5.7-E of the Municipal Code, a Project Permit Adjustment from Section 7-E.1(b)(3).i of the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052), to permit a building height of up to 33 feet, in lieu of the maximum permitted 30 feet, subject to the attached conditions of approval.
6. Approve, pursuant to Section 11.5.7-C of the Municipal Code, a Project Permit Compliance Review with the Ventura-Cahuenga Boulevard Corridor Specific Plan, subject to the attached conditions of approval.
7. Adopt the Mitigated Negative Declaration No. ENV-2010-1546-MND.
8. Adopt the attached Findings.
9. Advise the Applicant that, pursuant to Section 21082.1(c)(3) of the California Public Resources Code, 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: Daniel O'Donnell (818) 374-9907

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, June 9, 2011**
City Hall
200 N. Spring Street
Public Works Board Room 350
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.