

**CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY, MARCH 22, 2012, 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-2011-1187-CU](#)
ENV-2011-1188-MND
Plan Area: Canoga Park-Winnetka-Woodland Hills

Council District: 3 – Zine
Expiration Date: 4-17-12
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on March 6, 2012

Location: 22622-22654 W. VAN OWEN STREET
6720, 6726 VICKY AVENUE

Proposed Project:

Change of use to a private high school in an existing community center. Facility hours are proposed to be between 7:00 a.m. and 11:00 p.m., Monday through Friday, between 9:00 a.m. and 11:00 p.m. on Saturday, and between 9:00 a.m. and 10:00 p.m. on Sunday, with the exception of indoor sports training which may begin at 6:00 a.m. Monday through Friday. School class room hours shall be between 7:00 a.m. and 4:00 p.m., Monday through Friday. Community center uses and/or other non-school related uses shall be conducted between 10:00 a.m. and 11:00 p.m., Monday through Friday, between 9:00 a.m. and 11:00 p.m. on Saturday, and between 9:00 a.m. and 10:00 p.m. on Sunday. The project would involve the addition of approximately 6,117 square feet of floor area to the existing building resulting in a grand total of 105,452 square feet of floor area. The project site is approximately 261,360 square feet in size.

Requested Actions:

1. Pursuant to Sections 12.24-U,24(b) and 12.24-C of the Los Angeles Municipal Code, a **Conditional Use** Permit to allow a private high school for up to 450 students and community center in the A1-1 and RS-1 zones.
2. Consideration of Mitigated Negative Declaration No. **ENV-2011-1188-MND**.

Applicant: New Community Jewish High School
Representative: Gaines & Stacey, LLP

Recommended Actions:

1. Approve the Conditional Use to permit the operation, use and maintenance of a Private High School, accessory uses and community center having hours of operation as conditioned herein in the A1-1 and RS-1 Zones.
2. Adopt Attached Findings.
3. Adopt the Mitigated Negative Declaration as provided under case number **ENV-2011-1188-MND** pursuant to the California Environmental Quality Act.
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 may be required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination ("NOD") filing.

Staff: Nicholas Hendricks (818) 374-5046

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, April 12, 2012**
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.