

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, May 27, 2004, 8:30 A.M.
MARVIN BRAUDE SAN FERNANDO VALLEY CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR MEETING ROOM
VAN NUYS, CALIFORNIA, 91401**

Joe Klein, President
Mabel Chang, Vice President
Joy P. Atkinson, Commissioner
David L. Burg, Commissioner
Ernesto Cardenas, Commissioner
Dorene Dominguez, Commissioner
Mitchell B. Menzer, Commissioner
Bradley H. Mindlin, Commissioner
Thomas E. Schiff, Commissioner
Gabriele Williams, Commission Executive Assistant, (213) 978-1247; FAX (213) 978-1029

Con Howe, Director
Frank Eberhard, Deputy Director
Gordon Hamilton, Deputy Director
Bob Sutton, Deputy Director

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NO:6

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 EXECUTIVE ASSISTANT STAFF.**

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agendized items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, 90012, prior to the meeting at which the item is to be heard in order to meet the mailing deadline. Note: Materials received after the mailing deadline will be placed in the official case file.

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.**

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 World Wide Web at **<http://www.lacity.org/dept/PLN/meetings/cpcagnda.htm>**.

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 agendized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision became final.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. DIRECTOR'S REPORT

- A. Council actions and schedule.
- B. 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 three (3) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to two (2) 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-2003-5411-SPE-ZV-ZAA-SPP-SPR-DA** **Council District: 5**
CEQA: ENV 2003-5412-MND **Location:** 16352 & 16328 Ventura Blvd.
Plan: Encino-Tarzana **Appeal Status:** Appealable to City Council.
Expiration Date: Extended

Public Hearing completed March 26, 2004.

Pursuant to Section 11.5.7 F of the Municipal Code, an **Exception** from Section 6.B.1.a of the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052) to permit the C4-1L commercially zoned portion of the property involved to be developed at a Floor Area Ratio (FAR) of 2.5:1 (i.e., 2.5 times the buildable area of the commercially zoned portion of the site), in lieu of the otherwise maximum FAR of 1.25:1 permitted by the Specific Plan; and

Pursuant to Section 12.27 of the Municipal Code, a **Variance** from the following:

- a. Section 12.21.1 A to permit the transfer of 45,648 square feet of unused floor area from the RE9-1 zoned portion of the property involved to the C4-1L zoned portion of the same property, thereby resulting in a maximum FAR of 2.5:1 over the C4-1L zoned portion of site in lieu of the maximum 1.5:1 FAR permitted in the C4 zone by Height District No. 1L;
- b. Sections 12.10 C 4 and 12.16 C 3 to allow 9 additional dwelling units to be constructed for a total of 146 units in lieu of the maximum 137 units permitted by the C4-1L, R3-1 and RE9-1 zones, and to allow density averaging between the C4-1L and to the R3-1 zoned portions of the site, as illustrated in the table above;
- c. Section 12.10 A to allow subterranean commercial parking in the R3-1 zone which is otherwise not permitted;
- d. Section 12.22 C 5 (h) of the Municipal Code to allow pedestrian and vehicular access from a less restrictive to a more restrictive zone;
- e. Section 12.08 A to allow loading activities in the RE9 zoned portion of the property which is otherwise not permitted; and

Pursuant to Section 12.28 of the Municipal Code, a **Zoning Administrator's Adjustment** from Section 12.08 C 2 and 12.10 C2 to allow 0 feet yards along the boundaries separating the RE9, R3, and C4 zones in lieu of the minimum yard requirements of those zones; and

Pursuant to Section 11.5.7 C of the Municipal Code, a **Project Permit Compliance** with the Ventura/Cahuenga Boulevard Specific Plan; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** findings for projects which result in an increase of 50 or more dwelling units; and

Pursuant to Section 65864-65869.5 of the California Government Code and the City implementing procedures, a **Development Agreement** between Avalon Bay Communities and the City of Los Angeles to provide reasonable assurances to the Developer with respect to its ability to implement proposed Project Approvals, with the Developer providing the City with certain public benefits, for the proposed demolition of existing commercial buildings and construction of a mixed use project consisting of 146 multiple-family dwelling

units to be constructed over 12,500 square feet of ground floor commercial/retail floor area, for a total project floor area of 185,263 square feet (four-stories, 45 feet in height), having an overall FAR of 2.18:1, with three subterranean parking levels and a total of 386 parking spaces, on an 85,026 square foot site in the C4-1L, R3-1 and RE9-1 zones.

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF THE EXCEPTION, APPROVAL OF VARIANCES TO PERMIT THE TRANSFER OF 45,648 SQ. FT. OF UNUSED FLOOR AREA FROM THE RE9-1 ZONED PORTION OF THE PROPERTY INVOLVED TO THE C4-1L ZONED PORTION OF THE SAME PROPERTY; TO ALLOW SUBTERRANEAN COMMERCIAL PARKING IN THE R3-1 ZONE; AND TO ALLOW PEDESTRIAN AND VEHICULAR ACCESS FROM A LESS RESTRICTIVE TO A MORE RESTRICTIVE ZONE; AND APPROVAL OF A ZONING ADMINISTRATOR'S ADJUSTMENT TO ALLOW 0 FEET YARDS ALONG THE BOUNDARIES SEPARATING THE RE9, R3, AND C4 ZONES SUBJECT TO CONDITIONS.

APPLICANT: Avalon Bay Inc.

STAFF RECOMMENDS
Robert Z. Duenas, (818) 374-5036

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| 5. <u>CPC-2003-7061-ZC-ZV-CU</u>
CEQA: ENV 2003-7064-MND
Plan: Chatsworth-Porter Ranch
Expiration Date: 06-02-04 | Council District: 12
Location: 10120-10144 North Mason Avenue
Appeal Status: Appealable to City Council |
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Public Hearing completed April 23, 2004.

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change**, from P1-1L (Parking Zone), C2-1L (Commercial Zone) and (Q)C2-1L (Commercial Zone) to [Q]C2-1L (Commercial Zone) for the entire site; and

Pursuant to Section 12.27 of the Municipal Code, a **Variance**, from Section 12.12.1 to allow a commercial development on a P1-1L zoned property prior to the effectuation of the subject zone change request; and

Pursuant to Section 12.24 W 27 of the Municipal Code, a **Conditional Use**, for a Commercial Corner Development which does not comply with the following requirements and conditions enumerated in Section 12.22 A 23:

- a. Section 12.22 A 23(a)(9), to allow no recycling room in lieu of the recycling room otherwise required; and

b. Section 12.22 A 23(a)(3), to allow 15 percent transparent windows on the exterior walls that front on adjacent streets in lieu of the minimum 50 percent transparent windows required, for the proposed renovation of an existing shopping center and the proposed construction, use and maintenance of a 5,000 sq. ft. bank building, one-story, 33 feet, 6 inches high, with 17 at grade parking spaces. The total floor area of the proposed shopping center is 129,287 sq. ft., with a total of 631 parking spaces, on a 484,934 sq. ft. lot.

APPLICANT: Mark Magi, Magi Enterprises

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF THE ZONE CHANGE TO [Q]C2-1L AND APPROVAL OF THE CONDITIONAL USE SUBJECT TO CONDITIONS.

Robert Z. Duenas, (818) 374-5036

6. **CPC-2004-0583-ZC-GPA-HD**
CEQA: ENV-2004-582-ND
Plan: Granada Hills-Knollwood
Expiration Date: 08-15-04

Council District: 12
Location: 10445 N. Balboa Blvd.
Appeal Status: Appealable to City Council if disapproved

LIMITED PUBLIC HEARING

Pursuant to Section 11.5.8, of the Municipal Code, a **Plan Amendment** to the Granada Hills-Knollwood Community Plan: **a)** to add a footnote to the existing Community Commercial land use designation for the subject property, and **b)** an amendment on a portion of the subject property from Neighborhood Commercial to the Community Commercial designation; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from (Q)C2 (Community Commercial Zone), (T)(Q)C1 (Limited Commercial Zone), CR (Limited Commercial Zone) and PB (Parking Building Zone) to (Q)C4 (Community commercial Zone); and

Pursuant to Section 12.32 of the Municipal Code, a **Height District Change** from Height District 1L (max. 6 stories, 75-foot height) and Height District 1 (max.1.5:1 FAR) to Height District 1VL (Very Limited, max. 3 stories, 45-foot height). No project is proposed.

APPLICANT: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE GENERAL PLAN AMENDMENT AND APPROVAL OF THE ZONE CHANGE TO [T][Q]C4 AND HEIGHT DISTRICT 1VL.

Madhu Kumar, (818) 374-5062.

7. **CPC-2002-3308-HPOZ**

CEQA: ENV 2002-3309-CE

Plan: Wilshire

Expiration Date: N/A

Council District: 4

Location: Various

Appeal Status: N/A

Public Hearing completed on March 24, 2004.

Establishment of the **Windsor Square Historic Preservation Overlay Zone (HPOZ)**, for an area generally bounded by Beverly Boulevard on the north, both sides of Arden Boulevard on the west, both sides of Van Ness Avenue on the east, and the rear property lines of the commercially zoned properties along Wilshire Boulevard on the south.

APPLICANT: City of Los Angeles

STAFF RECOMMENDS APPROVAL.

Jim Tokunaga, (213) 978-1174.

The next regular meeting of the City Planning Commission will be held at **8:30 a.m.** on Thursday, **JUNE 10, 2004**, at 200 North Spring Street, Room 1010, City Hall, Los Angeles, California

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. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1247.