

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 25, 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.
 - C. **CPC-95-0129-DA**
CEQA: CE 95-0328-DA,
EAF 95-0095 SP
Plan: Canoga Park - Winnetka -
Woodland Hills- West Hills
- Council District: 3**
Location: 6633 Canoga Avenue

INFORMATION ONLY

ANNUAL REVIEW, of Best Buy/Boeing Development Agreement for the period of September 2001 through September 2003, for an area covering an entire block generally bounded by Victory Boulevard, Owensmouth Avenue, Vanowen Street and Canoga Avenue.

STAFF RECOMMENDS RECEIVE AND FILE.
Haideh Aghassi, (213) 978-1220.

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-2003-4422-ZC-GPA-ZAD**
CEQA: ENV 2003-4421-MND
Plan: Northridge
Expiration Date: 5-26-04

Council District: 12
Location: 11219 Wilbur Avenue
Appeal Status: Appealable to City Council.

Public Hearing completed January 23, 2004.

Pursuant to Section 11.5.8, of the Municipal Code, **GENERAL PLAN AMENDMENT**, from Low I density Residential to Low Medium I density Residential; and,

Pursuant to Section 12.32, of the Municipal Code, **ZONE CHANGE**, from A1-1 (Agriculture Zone) and (T)RS-1 (Suburban Zone) to RD5-1 (Restricted density Multiple Dwelling Zone); and,

Pursuant to Section 12.24 X 7 of the Municipal Code, **ZONING ADMINISTRATOR'S DETERMINATION**, to permit a 6-foot in height fence and gate in the front yard in lieu of the maximum 3 ½ feet in height permitted; for the proposed construction, use and maintenance of seven (7) detached single family condominium units, two stories, with a total of 18 parking spaces, on a 48,258 sq. ft. lot. *NOTE: An additional application has been filed under Tentative Tract No. 54423 for condominium purposes, which will require a separate public hearing before the Advisory Agency.*

Applicant: Ron Sentchuk, Logan Investments

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF LOW MEDIUM I DENSITY RESIDENTIAL/(T)(Q)RD6-1, AND THE ZONING ADMINISTRATOR'S DETERMINATION, SUBJECT TO CONDITIONS.
Jim Tokunaga, (213) 978-1174.

5. **CPC-2003-5655-ZC-GPA-HD** **Council District: 2**
CEQA: ENV 2003-4507-MND **Location:** 7223 West Apperson Street
Plan: Sunland-Tujunga-Lakeview Terrace- **Appeal Status:** Appealable to City Council
Shadow Hills-East La Tuna Canyon
Expiration Date: 5-26-04

Public Hearing completed January 23, 2004.

Pursuant to Section 11.5.8 of the Municipal Code, **GENERAL PLAN AMENDMENT**, from the Public Facilities land use designation to Low Medium II density Residential; and

Pursuant to Section 12.32 of the Municipal Code, **ZONE CHANGE**, from PF-1XL (Public Facility Zone) to RD2 (Restricted density Multiple Dwelling Zone); and

Pursuant to Section 12.32 of the Municipal Code, **HEIGHT DISTRICT CHANGE**, from Height District 1XL (Extra Limited, maximum 30-foot height), to Height District 1 (maximum 45-foot height); for the proposed construction, use and maintenance of 14 condominium units, two stories, 32 parking spaces, including 4 guest parking spaces, on a 29,988 sq. ft. lot. *NOTE: A separate application has been filed under Tentative Tract No. 60362 for condominium purposes, which will require a separate public hearing before the Advisory Agency.*

Applicant: Paul Pagnone

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF LOW MEDIUM II DENSITY RESIDENTIAL/(T)(Q) RD2-1 AND HEIGHT DISTRICT CHANGE TO I, SUBJECT TO CONDITIONS OF APPROVAL.

Jim Tokunaga, (213) 978-1174.

6. **CPC-2003-6205-ZC-SPE-ZAA-SPR-SPP** **Council District: 5**
CEQA: ENV-2002-6453-MND **Location:** 14121-14153 W. Ventura Blvd. &
Plan: Sherman Oaks-Studio City-Toluca 14124-14160 W. Moorpark Street
Lake-Cahuenga Pass **Appeal Status:** Appealable to City Council
Expiration Date: 3-25-04

LIMITED PUBLIC HEARING

Pursuant to Section 12.32 B of the Municipal Code, a **ZONE CHANGE** from C2-1VL (Commercial Zone) and [P]-1VL (Parking) to (T)(Q)C2-1VL (Commercial Zone) over the entire portion of the subject property located southerly of the alley, AND to (T)(Q)R3-1VL (Multiple Dwelling Zone) over entire portion of the subject property located northerly of the alley; and,

Pursuant to Section 11.5.7 F of the Municipal Code, **EXCEPTIONS** from the following Sections of the Ventura/Cahuenga Boulevard Corridor Specific Plan (Ordinance No. 174,052):

- a. Section 6.B.3 to permit a total floor area ratio of 1.84:1 in lieu of the maximum 1.0:1 permitted;
- b. Section 7.B.2 to permit a lot coverage of 87 percent in lieu of the maximum 60 percent permitted;
- c. Section 7.E.1(b)(1) to permit a 54-foot in height building, including an architectural roof element of 58 feet in lieu of the maximum 30-feet allowed; and,

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

- a. Section 12.21.1 A,1 to permit an average 1.95:1 floor area ratio (FAR) over the entire property, calculated prior to street dedication and not including the proposed alley area to be merged, in lieu of the maximum 3:1 FAR otherwise permitted on Lots 405-412, inclusive, Tract 9275 (northerly of the alley), which are proposed to be reclassified in the (T)(Q)R3-1VL Zone, and in lieu of the maximum 1.5:1 FAR permitted on Lots 394-400, inclusive, Tract 9275 (southerly of the alley), which are proposed to be reclassified in the (T)(Q)C2-1VL Zone;
- b. Section 12.10 C 4 and 12.14 C 3 to permit a total of 118 dwelling units to be provided over the entire property, in lieu of the maximum 50 dwelling units permitted in the proposed (T)(Q)R3-1VL zoned portion of the site and the 88 dwelling units permitted in the proposed (T)(Q)C2-1VL zoned portion of the site;
- c. Sections 12.21 C 5(h) and 12.23 B 1(c)(2) to allow vehicular and pedestrian access from a less restrictive to a more restrictive zone (i.e., from the proposed (T)(Q)C2-1VL zone to the proposed (T)(Q)R3-1VL zone), which is otherwise not permitted; and,

Pursuant to Section 12.28 of the Municipal Code, a **ZONING ADMINISTRATOR'S ADJUSTMENT** from the following:

- a. Section 12.14 C of the Municipal Code to permit two, 0-foot side yards along the easterly and westerly property lines in lieu of the minimum 8 feet required for the commercial portion of the building;
- b. Section 12.20 C to permit a 0-foot side yard for the portion of building located in the R3 zone of the property abutting the C2 zone in lieu of the minimum 8-foot required side yard;
- c. Section 12.21 C 5(h) to permit accessory uses, including recreation and common open space area, parking and resident storage for the residential uses located in the proposed (T)(Q)C2-1VL zoned portion of the site, to be provided in the proposed more restrictive (T)(Q)R3-1VL zoned portion of the site, which is not otherwise permitted; and,

Pursuant to Section 16.05 C 1 (b) of the Municipal Code, a **SITE PLAN REVIEW** for projects which result in an increase of 50 or more dwellings; and,

Pursuant to Section 11.5.7 C of the Municipal Code, a **PROJECT PERMIT COMPLIANCE** with the Ventura/Cahuenga Boulevard Corridor Specific Plan, for the proposed demolition of existing retail buildings and the construction of a mixed use project containing 146,463 square feet of floor area, including 16,500 square feet of ground floor retail/restaurant uses and 118 residential dwelling units, 54 feet in height (five-stories), over a subterranean garage having 368 parking spaces, on a 82,764 square foot lot. *Note: No change to the proposed project.*

Applicant: Todd Shaw, PCS/Chandler LLC

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF (T)(Q)C2-1VL AND (T)(Q)R3-1VL; APPROVAL OF THE EXCEPTIONS, VARIANCE, ZONING ADMINISTRATOR'S ADJUSTMENT, SUBJECT TO CONDITIONS; APPROVAL OF THE SITE PLAN REVIEW, AND APPROVAL OF THE PROJECT PERMIT COMPLIANCE.
Robert Z. Duenas, (213) 978-374-5036.

7. **CPC-2003-6169-GPA-ZC-BL-ZV**
CEQA: ENV 2003-3391-MND
Plan: Van Nuys-North Sherman Oaks
Expiration Date: 5-16-04

Council District: 6
Location: 6721 N. Haskell Ave.
Appeal Status: Appealable to City Council

Public Hearing completed January 9, 2004.

6721 N. Haskell Avenue (portion fronting Whitman Avenue) and ADD AREAS (Includes single-family home to the south and the area to the north consisting of the rear portion of the lots fronting along Haskell Avenue and Vanowen Street):

Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code, a **GENERAL PLAN AMENDMENT** to the Van Nuys-North Sherman Oaks Plan from Low Residential to Low Medium II Density Residential for the westerly portion of the subject property and ADD AREAS; and,

6721 N. Haskell Avenue:

Pursuant to Section 12.32 of the Municipal Code, a **ZONE CHANGE** from R1-1 (Single Family Zone) to RD1.5-1 (Restricted Density Multiple Dwelling Zone) for the westerly portion of the subject property; and,

Pursuant to Section 12.32 R of the Municipal Code, a **BUILDING LINE REMOVAL** of a 32 foot building line on the west side of Haskell Avenue; and,

Pursuant to Section 12.27 of the Municipal Code, a **ZONE VARIANCE** from Section 12.09.1-B 4 to permit a minimum lot area of 542 square feet for the 15th dwelling unit and 0 square feet for the 16th dwelling unit in lieu of the minimum 1,500 square feet required for each unit for the proposed project:

6721 N. Haskell Avenue: Proposed demolition of existing 4 dwelling units and the construction, use and maintenance of 16 new apartment units, 38 feet in height, two-stories over a grade-level parking garage having 42 parking spaces, including 8 guest parking spaces, on a 25,007 square foot lot.

ADD AREAS: No project is proposed.

Applicant: Glen Williams

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

AFTER 11:00 A.M.

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| 8. | <u>CPC-2002-5046-CU-ZAD</u>
CEQA: ENV 2002-5047-MND
Plan: Reseda-West Van Nuys
Expiration Date: 3-25-04 | Council District: 12
Location: 17424-17426 Sherman Way
Appeal Status: Appealable to City Council |
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Public Hearing completed February 13, 2004.

Pursuant to Section 12.24 U 24 of the Municipal Code, a **CONDITIONAL USE** to permit the construction, use and maintenance of a private nondenominational elementary school in the R1-1 Zone; and

Pursuant to Section 12.24 X 7 of the Municipal Code, a **ZONING ADMINISTRATOR'S DETERMINATION** to permit a 6 foot in height fence and gate in the front yard in lieu of the maximum 3½ feet in height permitted for the proposed remodel, addition, and change of use from an existing church, Sunday school and child care facility to a 20,000 square foot private elementary school, two-stories, 33 feet in height, which will accommodate a maximum of 232 students, pre-kindergarten through 8th grade, incorporating after-school programs, with hours of operation from 8:00 a.m. to 3:00 p.m., and after-school daycare ending at 6:00 p.m., Monday through Friday. Proposed staff includes up to 15 adults. Eighteen parking spaces are proposed. The project will be developed in 2 phases with the final completion as described above, on a 40,256 square foot parcel.

Applicant: Andrew Janczak, The City School

STAFF RECOMMENDS APPROVAL OF THE CONDITIONAL USE PERMIT, SUBJECT TO CONDITIONS, AND DISAPPROVAL OF THE ZONING ADMINISTRATOR'S ADJUSTMENT.
Robert Z. Duenas, (818) 374-5036.

AFTER 12 NOON

9. **CPC-2002-7295-MPR-GPA-ZC-BL** **Council District:** 12
 CEQA: ENV 1230-EIR **Location:** 19601 Nordhoff Street
 Plan: Chatsworth-Porter Ranch **Appeal Status:** Appealable to City Council
 Expiration Date: 5-16-04.

Public Hearing completed January 30, 2004.

19601 Nordhoff Street and ADD AREA (includes properties north of Prairie Street):
Pursuant to procedures set forth in Section 11.5.8 of the Municipal Code, a **GENERAL PLAN AMENDMENT** to the Chatsworth-Porter Ranch Community Plan from Light Manufacturing to Community Commercial; and

19601 Nordhoff Street:
Pursuant to Section 12.32 of the Municipal Code, a **ZONE CHANGE** from MR2-1(Restricted Light Industrial Zone), P-1 (Automobile Parking Zone), and [T][Q]M1-1 (Limited Industrial Zone) to the **[T]C2-1** (Commercial Zone); and

Pursuant to Section 12.32 R of the Municipal Code, a **BUILDING LINE REMOVAL** of a 25 foot building line on the north side of Nordhoff Street.

The proposed projects consists of the following:

19601 Nordhoff Street: Phase out existing uses on the property over a two year period (until 2005); demolition of an existing aerospace facility; and construction of a senior housing development having 389 apartment units, 35 assisted living units, and one of the following four development scenarios:

- No. 1: Retail - 340,000 square feet
- No. 2: Office - 930,000 square feet
- No. 3: Retail/Residential - 250,000 square feet retail & 300 residential condominiums
- No. 4: Office/Residential - 690,000 square feet office & 300 residential condominiums

ADD AREA: No project is proposed.

Applicant: F. Ron Krausz, Krausz-Capistrano Partners, et al.

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF COMMUNITY COMMERCIAL FOR PROJECT SITE AND FOR ADD AREA; APPROVAL OF THE ZONE CHANGE TO [T][Q]C2-1 FOR THE PROJECT SITE AND INITIATION OF ZONE CHANGES FOR ADD AREA; AND APPROVAL OF THE 25-FOOT BUILDING LINE REMOVAL.

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

The next regular meeting of the City Planning Commission
will be held at **9:30 a.m.** on Thursday, **APRIL 8, 2004**,
at 200 North Spring Street, Room 1010, City Hall,
Los Angeles, California

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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. 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.