

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

CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 26, 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

Con Howe,

Director

Mabel Chang, Vice President

Frank Eberhard, Deputy Director

Joy P. Atkinson, Commissioner

Gordon Hamilton, Deputy Director

David L. Burg, Commissioner

Bob Sutton, Deputy Director

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

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NO:

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 agenda 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.

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 agenda item 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.
- C. Briefing on the Panorama City Commercial Area Concept Plan.

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-2003-4659-CU** **Council District: 7**
CEQA: ND-2003-4660-CU **Location:** 14689 W. Nordhoff Street
Plan: Mission Hills - Panorama City-North Hills **Appeal Status:** Appealable to City Council
Expiration Date: 2-28-04

Public Hearing completed January 9, 2004.

Pursuant to Section 12.24 U.26 of the Municipal Code, approval of a CONDITIONAL USE PERMIT, to allow an affordable housing project with a density increase of approximately 42 percent.

The site is permitted 14 dwellings by right. In 1984, the City approved 4 additional affordable units under a density bonus request for a total of 18 dwelling units. The 18-unit project was constructed soon after the approval. Since the previous approval, two additional units were created by converting storage space into living space without permits. The applicant is attempting to legalize the two units to satisfy an Order to Comply issued by the City on August 5, 2000.

Applicant: Mkrtchyan Trust, Arsen Mkrtchyan

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Robert Z. Duenas, (818) 374-5036.

5. **CPC-2003-5451-CU** **Council District: 3**
CEQA: ENV 2003-5452-MND **Location:** 6656 Lindley Avenue
Plan: Reseda-West Van Nuys **Appeal Status:** Appealable to Council
Expiration Date: 1-24-04 (Extended to 2/26/04)

Public Hearing completed December 12, 2003.

Pursuant to Section 12.24 U 4, of the Municipal Code, a CONDITIONAL USE PLAN APPROVAL, to permit the use and maintenance of a child care facility (pre-school) in the R1-1 zone.

The proposed project is for the conversion of a one-story, 2,677 sq. ft. single family residence into a child care facility (pre-school) with a maximum of 48 children, between the ages of 2 and 5, having four teachers and two administrative staff, operating between 7:00 a.m. and 6:30 p.m., Monday through Friday, with 9 parking spaces, on a 22, 931 sq. ft. lot.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.

Lynda J. Smith, (213) 978-1170

Applicant: Emily Lara

6. **CPC-2003-5500-ZC-GPA-BL** **Council District: 2**
CEQA: ENV-2003-3448-MND **Location:** 4522 N. Whitsett Avenue
Plan: Sherman Oaks-Studio City-Toluca Lake **Appeal Status:** Applicant may appeal to Council, if disapproved.
Expiration Date: 4-11-04

Public hearing completed November 7, 2003.

ZONE CHANGE/GENERAL PLAN AMENDMENT, from R1-1 (Single Family)/Low Density Residential to R3-1 (Multiple Family)/Medium Density Residential; **and**

Pursuant to Section 12.32 R of the Municipal Code, a BUILDING LINE REMOVAL, of 35-feet on the east side of Whitsett Avenue.

The proposed project is for the demolition of a single family dwelling and the proposed construction, use and maintenance of 17 townhouse units, to be initially permitted as apartments, approximately 36 feet in height (two-stories), over a private garage having 27 parking spaces, including 3 guest parking spaces, on a 19,594 sq. ft. lot.

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF (T)(Q)RD1.5-1/LOW MEDIUM II DENSITY RESIDENTIAL AND APPROVAL OF THE BUILDING LINE REMOVAL.

Lynda J. Smith, (213) 978-1170

Applicant: Gary Schaffel

The next regular meeting of the City Planning Commission
will be held at **9:30 a.m.** on Thursday, **MARCH 11, 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.