

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 24, 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**

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
VACANT, Commissioner

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

Gabriele Williams, Commission Executive Assistant, (213) 978-1247; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NO: 9

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-93-0452-DA**
CEQA: CE-93-0452-DA, MND
89-022
Plan: Chatsworth-Porter Ranch

Council District: 12
Location: 9200 Oakdale Avenue

INFORMATION ONLY

ANNUAL REVIEW, of Washington Mutual Development Agreement, for the period of September 2002 through August 2003.

STAFF RECOMMENDS RECEIVE AND FILE.
Rony E. Giron, (213) 978-1221.

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-2003-5386-ZC** **Council District: 4**
CEQA: ENV 2003-5387-MND **Location:** 430-442 S. Virgil Avenue
Plan: Wilshire **Appeal Status:** Appealable to City Council, if
Expiration Date: N/A disapproved

Public Hearing completed March 17, 2004.

ZONE CHANGE, incident to Tentative Tract No. 54352, from R1-1 to CR-2, for the proposed subdivision for a maximum 74-unit project on a 0.78 net acre lot.

APPLICANT: Iacobellis & Associates

STAFF RECOMMENDS APPROVAL OF (T)(Q)CR-2.
David Kuntzman, (213) 978-1326.

5. **CPC-2004-1705-CU-CUB-SPR** **Council District: 9**
CEQA: EIR SCH#2003091008 **Location:** 3400 South Figueroa Street
Plan: Southeast Los Angeles **Appeal Status:** Appealable to City
Expiration Date: 07-10-04 Council

Public Hearing completed May 28, 2004.

CONDITIONAL USE request, to permit the construction, use and maintenance of a sports arena and athletic pavilion; to permit the sale or dispensing for consideration of alcoholic beverages for on-site consumption as an incidental use in the C2-1L zone; and modification of the height regulations of Height District 1L to permit a 100-foot in height sports arena, a 77-foot in height parking structure with a 100-foot high tower, and one 100-foot in height freestanding sign in lieu of the maximum 75-foot height limited; and

SITE PLAN REVIEW, findings for projects which result in an increase of 50,000 square feet or more non-residential floor area, for the proposed demolition of existing parking facilities and the proposed construction, use and maintenance of the "Galen Center", a new sports/events area, athletic pavilion, and parking

structure for the University of Southern California (USC).

APPLICANT: USC-CEC, Inc. (Curtis D. Williams)

STAFF RECOMMENDS APPROVAL OF THE CONDITIONAL USES, SUBJECT TO CONDITIONS, AND APPROVAL OF THE SITE PLAN REVIEW FINDINGS.

Jim Tokunaga, (213) 978-1174.

- | | |
|---|---|
| 6. <u>CPC-2003-5440-GPA-ZC</u>
CEQA: ENV 2003-5441-MND
Plan: Sylmar
Expiration Date: 07-12-04 | Council District: 7
Location: 13503 San Fernando Road
Appeal Status: Appealable to City Council, if disapproved. |
|---|---|

Public Hearing completed on April 9, 2004.

ZONE CHANGE/GENERAL PLAN AMENDMENT, from PF-1VL/Public Facilities to M1-1VL/Limited Manufacturing, for the proposed construction, use and maintenance of a phased project that includes development of approximately 225,000 sq. ft. of industrial space, an approx. 1,150-space airport park-n-ride flyaway facility, and an approx. 9.1 acre family amusement center. *Note: A separate case has been filed (AA-2003-6365-PM) for subdivision purposes which will require a separate hearing before the Advisory Agency.*

APPLICANT: Royal Clark Development Company

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF (T)(Q)M1-1VL/LIMITED MANUFACTURING.

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

- | | |
|---|---|
| 7. <u>CPC-2003-6542-ZC</u>
CEQA: ENV 2003-6543-MND
Plan: Canoga Park-Winnetka-Woodland Hills-West Hills
Expiration Date: 06-26-04 | Council District: 3
Location: 7011 Shoup Avenue
Appeal Status: Appealable to City Council, if disapproved. |
|---|---|

Public Hearing completed on May 14, 2003.

ZONE CHANGE, from A1-1 (Agriculture Zone) to R1-1 (Single Family Zone), only for the area to be developed with single-family homes, for the proposed construction, use and maintenance of 20 single family dwellings, on an approximately 129,195 sq. ft. vacant portion of a lot developed with an existing psychiatric hospital which occupies a 166,216 sq. ft. portion, for a total of 295, 441 sq. ft. (The existing hospital buildings are proposed to be converted to a private school under Case No. CPC-2003-8944-CU). *Note: Additional applications have been filed (Tentative Tract No. 60222 and CPC-2003-8944-CU) for subdivision and conditional use purposes, which will require separate public hearings before the Advisory Agency and the City Planning Commission, respectively.*

APPLICANT: Sharon Evenhaim

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF (T)(Q)RS-1,
Single Family Zone.
Robert Z. Duenas, (818) 374-5036.

8. **CPC-2003-8944-CU** **Council District: 3**
CEQA: ENV-2003-8945-MND **Location:** 7011 Shoup Avenue
Plan: Canoga Park-Winnetka-Woodland Hills-West Hills **Appeal Status:** Appealable to City Council
Expiration Date: 6-26-04

Public Hearing completed on May 14, 2003.

CONDITIONAL USE request, to permit a private school in the A1-1 Zone, for the proposed conversion of an existing 62,434 sq. ft., 82-bed psychiatric hospital to a private school with 39 classrooms, which will accommodate a maximum of 500 students, grades pre-K through 8, with hours of operation from 7:30 a.m. to 6:00 p.m., Monday through Friday. A minimum of 100 parking spaces are proposed. The proposed school will be completed in two phases.

APPLICANT: Kadima Hebrew Academy

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

After 10:00 a.m.

9. **CPC-2000-4247-CA** **Council District: ALL**
CEQA: ENV-2004-3181-CE **Location:** Citywide
Plan: ALL **Appeal Status:** N/A
Expiration Date: N/A

PUBLIC HEARING

PROPOSED ORDINANCE (APPENDIX A), amending Subsection U of Section 12.24 of the Los Angeles Municipal Code regulating retail establishments in excess of 100,000 square feet in size and devote more than 10% of sales floor area to the sale of non-taxable merchandise known as Superstores in the Economic Assistance Areas of the City.

APPLICANT: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE (APPENDIX A).
Franklin P. Eberhard, (213) 978-1273.

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