

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

CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 22, 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 NOS: 7 and 8.

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-2003-5861-ZC-CU-ZV-SPR**

CEQA: ENV 2003-5862-MND

Plan: Chatsworth-Porter Ranch

Expiration Date: 04-22-04

Council District: 12

Location: 20550 W. Lassen Street

Appeal Status: Appealable to City Council.

Public Hearing completed February 20, 2004.

Pursuant to Section 12.32, of the Municipal Code, a **Zone Change**, from (Q)MR1-1(Restricted Industrial Zone), [T][Q]MR1-1 (Restricted Industrial Zone), RMP-1 (Mobile Home Park Zone) and [T][Q]P-1 (Automobile Parking Zone), to M1-1 (Limited Industrial Zone; and

Pursuant to Section 12.24 W 50 of the Municipal Code, a **Conditional Use**, to allow a household goods storage facility within 500 feet of residential zoned or used property; and

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

- a. Section 12.21 A 4(c)(1), to allow 15 parking stalls in lieu of the minimum 38 parking stalls required;
- b. Section 12.09.3 A, 12.12.1 A and 12.17.5 A of the Municipal Code to allow construction of a household goods storage facility in the existing RMP (Mobile Home Park), P(Automobile Parking) and MR1 (Restricted Industrial) zones prior to the effectuation of the above zone change request to the M1-1 zone; and

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** findings for projects which result in an increase of 50,000 gross square feet or more of non-residential floor area, for the proposed demolition of existing industrial structures and the proposed construction, use and maintenance of three one-story and one two-story self-storage facility buildings, ranging from 16 feet to 25 feet in height, with a "light-house" tower of 40 feet in height, having a total floor area of 97,903 square feet, with 15 on-site parking spaces, on a 118,335 square foot lot.

APPLICANT: Warren Silverberg, Silverberg Development Corporation

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF THE ZONE CHANGE TO [T][Q]M1-1; APPROVAL OF THE CONDITIONAL USE PERMIT AND THE VARIANCE, SUBJECT TO CONDITIONS; AND APPROVAL OF THE SITE PLAN REVIEW FINDINGS.

Lynda J. Smith, (213) 978-1170

5. **CPC-2003-6863-ZC-CU-SPR**
CEQA: ENV 1999-2403-MND(REC)
Plan: Northridge
Expiration Date: 04-22-04

Council District: 12
Location: 8999 Balboa Boulevard
Appeal Status: Appealable to City Council

Public Hearing completed February 20, 2004.

Pursuant to Section 12.32 B of the Municipal Code, a **Zone Change**, from (T)(Q)C2-1VL (Commercial Zone) and (T)(Q)P-1VL (Parking Zone) to (T)(Q)C2-1VL (Commercial Zone); 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 requirement enumerated in Section 12.22 A 23(a)(3): to allow the exterior walls and doors of a ground floor containing non-residential uses that front adjacent streets to consist of less than 50 percent glazing in lieu of the minimum 50 percent transparency required; and,

Pursuant to Section 16.05 of the Municipal Code, **Site Plan Review** findings for projects which result in an increase of 50,000 gross square feet or more of non-residential floor area, for the proposed demolition of an existing 75,964 sq. ft. retail department store and proposed construction, use and maintenance of a new 131,934 sq. ft. retail department store, 42-feet, 6-inches in height, with 658 at-grade parking spaces. The existing 2,800 sq. ft. drive-thru, fast food restaurant will remain. The total proposed floor area for the site is 134,734 sq. ft.

Applicant: Northridge Square Partnership

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF ZONE CHANGE TO (T)(Q)C2-1VL; AND APPROVAL OF THE CONDITIONAL USE, SUBJECT TO CONDITIONS AND APPROVAL OF THE SITE PLAN REVIEW FINDINGS.

Robert Z. Duenas, (818) 374-5036

6. **CPC-2001-5575-CU-ZV**
CEQA: ENV-2001-5576-MND
Plan: Sylmar
Expiration Date: 04-22-04

Council District: 7
Location: 13361 Glenoaks Boulevard
Appeal Status: Appealable to City Council

Public Hearing completed March 5, 2004

Pursuant to Section 12.24 U 24 of the Municipal Code, a **Conditional Use** to permit:

- a. The construction, use and maintenance of a new auditorium/gymnasium with classrooms and offices in conjunction with an existing private junior/senior high school located in the RA-1-K zone;
- b. Expansion of the school's conditional use authorization to the new property boundary;
- c. Modification of the prior conditional use approval - - Case No. ZA 1995-0794-CUZ, Condition Nos. 6, 10, and 18 - - to allow:
 - i. A public address system to be operated on graduation ceremony days, the homecoming football game day and for outdoor chapel services;
 - ii. A special Olympics sports program and educational instruction for children with learning disorders or physical impairments;
 - iii. An increase in the maximum enrollment from 250 to 360 students, grades 7 through 12; and.

Pursuant to Section 12.27 of the Municipal Code, a **Variance** from Section 12.21 A 4(e), to allow 230 parking spaces in lieu of the minimum 287 parking spaces required; for the proposed construction use and maintenance of a 2-story (approximately 35 feet in height) 43,320 square foot junior and senior high school auditorium/gymnasium building with classrooms and offices on a 5.03 acre campus. The applicant proposes an increase in the maximum enrollment from 250 to 360 students, grades 7 through 12, with the campus having a maximum of 20 classrooms, and operating between 7:30 a.m. and 10:00 p.m., Monday through Friday, and between 9:00 a.m. and 1:00 p.m. on Saturday. A total of 230 on-site parking spaces are proposed. Note: An additional application (Parcel Map Exemption No. AA-2001-5438 PMEX) involving this property has been filed for subdivision purposes, which will require a separate action before the Advisory Agency.

APPLICANT: William Stark, First Evangelical Lutheran Church

STAFF RECOMMENDS APPROVAL OF THE CONDITIONAL USE PERMIT AND THE VARIANCE, SUBJECT TO CONDITIONS.
Jim Tokunaga, (213) 978-1174

7. **CPC-2004-2092-ICO** **Council District: 5**
CEQA: ENV 2004-2093-CE-ICO **Location:** Various
Plan: Hollywood **Appeal Status:** N/A
Expiration Date: N/A

PUBLIC HEARING

An **Interim Control Ordinance (ICO)** to temporarily prohibit the issuance of all building permits on all multi-family zoned lots (allowing more than one dwelling unit per lot) in the area between Santa Monica Boulevard and Melrose Avenue, and between Crescent Heights and Alfred Street.

APPLICANT: City of Los Angeles

STAFF RECOMMENDS APPROVAL.
Jose Carlos Romero, (213) 978-1180.

8. **CPC-2003-8402-CDO-ZC** **Council District: 6**
CEQA: ENV 1995-276-CPU **Location:** Various
Plan: Van Nuys-North Sherman Oaks **Appeal Status:** Appealable to City Council
Expiration Date: N/A

PUBLIC HEARING

Pursuant to procedures set forth in Section 13.08 of the Municipal Code, an **Amendment to Section 5 F (Screening) and Guideline No. 17a and b (Security Devices) of the Design Guidelines and Standards of the Van Nuys Central Business District Community Design Overlay** (for an area along Van Nuys Boulevard generally bounded by Vanowen Street and Gilmore Street, Vesper Avenue and Gilmore Street and, Sylmar Avenue between Vesper Avenue and Tyrone Ave), to allow security devices by minimizing their appearance and incorporating such devices into the building facade design; and

Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from various zones within the Community Design Overlay District to modify existing "Q" Qualified Conditions for the purpose of limiting the visibility of exterior security devices.

No project is proposed.

APPLICANT: City of Los Angeles

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

Note: The meeting time for downtown meetings has been changed to 8:30 a.m.

The next regular meeting of the City Planning Commission will be held at **8:30 a.m.** on Thursday, **MAY 13, 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.