

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 23, 2003, 8:30 A.M.
AIRTEL PLAZA HOTEL, 7277 VALJEAN AVENUE
VAN NUYS, CALIFORNIA**

Mitchell B. Menzer, President
Joseph Klein, Vice President
Richard Brown, Commissioner
Mabel Chang, Commissioner
Dorene Dominguez, Commissioner
Javier Lopez, Commissioner
Gerard McCallum II, Commissioner
Tom Schiff, Commissioner
VACANT, Commissioner

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

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

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NO: 4, 7, 8, 9, 10.

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 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.

AGENDAS are posted for public review in the Main Street lobby of City Hall, 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.

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 five (5) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to three (3) 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 90-0439-DA** **Council Districts: 12**
CEQA: EIR 88-0026 (SP)(ZC)(PA) **Location:** Various
Plan: Chatsworth-Porter Ranch **Appeal Status:** N/A
Expiration Date: N/A

PUBLIC HEARING

ANNUAL REVIEW, of Porter Ranch Development Agreement, for 1,230 acres of land bounded by the Department of Water and Power's Granada trunk lines on the south, Los Angeles City/County boundary lines on the west and north, and the extension of De Soto Avenue, Sesnon Boulevard, Winnetka Avenue and Corbin Avenue on the east.

STAFF RECOMMENDS APPROVAL.
Daniel M. Scott, (818) 756-9138

Applicant: Porter Ranch Development Company

5. **CPC 2002-9990-ZC** **Council Districts: 3**
CEQA: ENV 2002-9987-MND **Location:** 7400 Reseda Boulevard
Plan: Reseda-West Van Nuys **Appeal Status:** Appealable by applicant to
Expiration Date: 1-23-03 Council, if disapproved

Public Hearing completed 11-25-02.

ZONE CHANGE, from P-1VL to C2-1VL, for the easterly 200 feet of the subject property, for the proposed construction, use and maintenance, of 68 multiple family dwelling units, three stories (45 feet in height); and a proposed 12,000 square foot drive-up pharmacy, 30 feet in height, with 72 parking spaces. (The pharmacy was previously approved under Case No. ZA 2002-0260-CUB-CU-ZV).

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF (T)(Q)C2-1VL.
Jon Foreman, (213) 978-1171.

Applicant: Neil P. Langan

6. **CPC 2002-3760-PUB-ZV**
CEQA: ENV BE-584-01ND
Plan: Sun Valley-La Tuna Canyon
Expiration Date: 1-23-03

Council Districts: 2
Location: 9224 N. Sunland Boulevard
Appeal Status: Appealable to Council

Public Hearing completed on 12-2-02.

ALTERNATIVE COMPLIANCE MEASURES FOR A PUBLIC BENEFIT PROJECT, to permit a fire station with the following alternatives from the performance standards of Section 14.00 A 3: **a)** to permit a building of 44 feet in height in lieu of the maximum 33 feet allowed to be consistent with the maximum building height on adjoining properties; and **b)** to permit a 3-foot wide landscape buffer at various locations on the periphery of the property in lieu of the minimum 10-foot required, and,

VARIANCE, from Section 12.21.1 B to permit a municipal building of 44 feet in lieu of the maximum 35 feet required, for the proposed construction, use and maintenance of a new fire station, 33 feet in height (two stories), and having one architectural projection measuring 43 feet in height from grade, with 32 parking spaces, to accommodate 16 fire personnel.

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF THE REQUESTED ALTERNATIVE COMPLIANCE MEASURES FOR A PUBLIC BENEFIT PROJECT AND APPROVAL OF THE VARIANCE, SUBJECT TO CONDITIONS.

Daniel M. Scott, (818) 756-9138

Applicant: City of Los Angeles

7. **CPC 1987-0591-SP-GPA-ZC**
CEQA: EIR 1988-0026 (SP)(ZC)(PA)
Plan: Chatsworth-Porter Ranch
Expiration Date: N/A

Council Districts: 12
Location: Various
Appeal Status: N/A

PUBLIC HEARING

PROPOSED DESIGN GUIDELINES, for the Porter Ranch Specific Plan (including detailed sections related to site planning, building design features, service facilities, mechanical equipment screening, walls and fences, landscaping, residential, nonresidential interface and signs), to ensure better design for the future development of commercial and residential properties in the Porter Ranch area, an area located west of Tampa Avenue and north of the 118 (Ronald Reagan) Freeway.

STAFF RECOMMENDS APPROVAL OF THE PROPOSED DESIGN GUIDELINES.
Richard H. Platkin, (818) 756-9196

Applicant: City of Los Angeles

8. **CPC 1998-0119-LCP** **Council Districts: 11**
CEQA: ENV 2002-6836-SP **Location:** Various
Plan: Venice **Appeal Status:** N/A
Expiration Date: N/A

PUBLIC HEARING

PROPOSED AMENDMENT TO THE VENICE COASTAL SPECIFIC PLAN (Ordinance No. 172,897), to update its provisions consistent with the certified Venice Coastal Land Use Plan and the Los Angeles Municipal Code. The specific plan applies to all properties located within the Venice coastal zone, bounded by Marine Court and Dewey Street, adjoining the City of Santa Monica, and Los Angeles County/Marina Del Rey boundary line, and the Pacific Ocean to the western side of Lincoln Boulevard.

STAFF RECOMMENDS APPROVAL OF THE PROPOSED AMENDMENT.
Helene T. Bibas, (213) 978-1176.

Applicant: City of Los Angeles

AFTER 12 NOON

9. **DIR-2002-4631-BSA-A1** **Council Districts: 5**
CEQA: N/A **Location:** 1475 North Bel Air Road
Plan: Bel Air-Beverly Crest **Appeal Status:** Not further appealable
Expiration Date: 1-29-03

PUBLIC HEARING

AN APPEAL, from the entire determination of an Associate Zoning Administrator's finding pursuant to authority contained in Section 12.26-K of the Los Angeles Municipal Code, that the Department of Building and Safety **did not err or abuse its discretion** in granting a slight modification for reduced side yard of 8 feet 0 inches in lieu of the required 10-foot side yard.

STAFF RECOMMENDS DENY THE APPEAL.
David Kabashima, (213) 978-1312.

Applicant: Louis and Eveyln Blau
Appellant: Andrew and Violette Krzemushi

10. **DIR-2002-4227-BSA-A1, A2**
CEQA: N/A
Plan: Brentwood-Pacific Palisades
Expiration Date: 1-26-03

Council Districts: 11
Location: 864 North Brooktree Road a.k.a.
909 North Greentree Road
Appeal Status: Not further appealable

PUBLIC HEARING

TWO APPEALS, from conditions, elements or parts of an Associate Zoning Administrator's findings, pursuant to the provisions of Section 12.26-K of the Los Angeles Municipal Code, that the Board of Building and Safety Commissioners **did not err** in its decision that the Department of Building and Safety had not erred in its determination of building height (Request 1) of a single-family dwelling due to a major addition and remodel; **did err** in its decision that the Department of Building and Safety had not erred in its determination of the prevailing front yard setback (Request 2) of a single-family dwelling due to a major addition and remodel; **did not err** in its decision that the Department of Building and Safety had not erred in its determination that the enlarged and remodeled single-family dwelling is consistent with Yard Case No. 7913 (Request 3).

STAFF RECOMMENDS DENY THE APPEALS.
Lourdes Green, (213 978-1313).

Applicant: Mehr and Vickey Belgari (Owner)
Appellants: A1: Mehr and Vickey Beglari (Owner)
A2: David Horowitz et al

The next regular meeting of the City Planning Commission
will be held at **9:30 a.m.** on Thursday, February 13, 2003,
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.