

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 27, 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
Bradley H. Mindlin, Commissioner
Tom Schiff, 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: 5, 6, 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, 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.

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 agendaed 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. Minutes of 3-13-03

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 2002-5290-CU-ZV**
CEQA: ENV-2002-5291-MND
Plan: Sun Valley-La Tuna Canyon
Expiration Date: 01-20-03 (Extended)

Council Districts: 6
Location: 12455 Wicks Street
Appeal Status: Appealable to Council

Public Hearing completed on 2-28-03.

CONDITIONAL USE PERMITS, pursuant to Section 12.24-U,2, of the Los Angeles Municipal Code, to permit the construction, use and maintenance of "Show Field", a base ball stadium; and Section 12.24-U, 19, of the Code to permit the construction, use and maintenance of an approximately 20,000 square-foot clubhouse as a component of the project. Pursuant to the provisions of Section 12.24-F of the Code, determination of height is also required to exceed the 30-foot height limit of the 1-XL Height District for the field lights and poles under Section 12.21.1-A,1, of the Code. The field lights for the baseball field will be 90 feet tall, the softball field lights will be approximately 70 feet tall, and one youth field light, 50 feet tall; and

VARIANCE, from Section 12.04.05-B of the Code, to permit ancillary parking for the playing fields and clubhouse, and to allow a monument sign near the entrance and other signage, including sponsorship signs on the interior of the playing fields, for the proposed construction, use and maintenance of a Youth Baseball Academy, offering both academic support (including language, arts, math, sports writing, training, broadcasting, management, statistics and related subjects) and athletic achievement for baseball career development on an approximately 40 acre site.

The project will include two full sized baseball fields, softball field, two youth fields, covered pitching and hitting tunnels, maintenance building and concession/restroom facilities. A total of 700 fixed seats will be provided for the playing fields. In addition, an approximately 20,000 square-foot clubhouse will include locker facilities, training room, weight lifting, two classrooms, library and multipurpose space for eating, indoor recreation and meetings. The youth academy will operate year round, free of charge, between the hours of 3 p.m. and 10 p.m. on school days and from 7 a.m. to 10 p.m. daily during school breaks, holidays and summer break periods. Academy enrollment will include up to 180 students between the ages of 11 and 15 years old, and an annual attendance of 2,000 academy participants is expected. A total of 312 parking spaces will be provided.

STAFF RECOMMENDS APPROVE SUBJECT TO CONDITIONS.
Jon Perica, (213) 978-1306

Applicant: Major League Baseball Urban Youth Foundation

5. **AA-2000-1711-PMLA-MOD & ZA-2000-1712-CU-ZV-ZAD-SPR-A1, A2** **Council District:** 9
CEQA: ENV-2000-1713-MND **Location:** 970 East 3rd Street
Plans: Central City North **Appeal Status:** Appealable to Council
Expiration Date: 3-12-03 (Extended)

Continued from 3-13-03

PUBLIC HEARING

TWO APPEALS, from the entire Determination of the Deputy Advisory Agency's modification of Conditions of Approval, pursuant to Sections 11.00-C, Condition Number 3 imposed under Case No. ZA-2000-1712-CU-ZV-ZAD-SPR-A1 and Section 17.53-H of the Los Angeles Municipal Code. The Deputy Advisory Agency approved the modification of Condition Nos. 8, 9, 11a, 12, and the deletion of Condition No. 14; modification of Condition Nos. 12-g(2), 18-g(2)a, 18-g(2)b, 18-g(2)c, and 19, imposed under Case No. ZA-2000-1712-CU-ZV-ZAD-SPR-A1, and reallocated square footage between uses and; modified Condition Nos. 19-g, 19-g(1) and 19-g(2), 20-a, 20-a and 20-b of Parcel Map LA No. AA-2000-1711-PMLA.

STAFF RECOMMENDS DENY THE APPEALS.
Emily Gabel Luddy, (213) 978-1327

Applicant: Dynamic Builders
Appellants: Southern California Institute of Architecture - A1
Central City East Association - A2

6. **DIR 2002-4616-BSA-A1** **Council Districts:** 11
CEQA: N/A **Location:** 1000 South Carmelina Avenue
Plan: Brentwood-Pacific Palisades **Appeal Status:** Not further appealable
Expiration Date: 04-26-03

PUBLIC HEARING

AN APPEAL, from the entire determination of an Associate Zoning Administrator's findings pursuant to the 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 a reduced southerly side yard setback of 5.6 feet for a distance of 38 feet, 6 inches in lieu of the required 7-foot side yard, for a one-story garage addition to an existing 2-story single-family dwelling in the RE9 zone.

STAFF RECOMMENDS DENY THE APPEAL.
Anik Charron, (213) 978- 1307

Appellants: Margery Zweizig/George H. Atkinson, et al
Applicant: Barry Coe and Teresa Coe, Trustees

7. **CPC 2002-4782-ZC-SPE-ZV-CU**
CEQA: ENV-2002-4784-MND
Plan: Chatsworth-Porter Ranch
Expiration Date: 3-29-03

Council Districts: 12
Location: 21536 Devonshire Street
Appeal Status: Appealable to Council

Public Hearing completed 2-14-03.

ZONE CHANGE, from [T][Q]C4-1 to [T][Q]C2-1; and

CONDITIONAL USE, to permit a storage building for household goods in the requested C2 zone within 500 feet from an R zone and residential use; and

SPECIFIC PLAN EXCEPTION, from Section 4B of the Devonshire/Topanga Corridor Specific Plan (Ordinance No. 168, 937) to allow household storage buildings which otherwise are not permitted by the Specific Plan; and

VARIANCE, from Section 12.21 A 4 (c)(1) of the Municipal Code to allow 14 parking spaces for the proposed buildings to be used for storage of household goods in lieu of 33 spaces required; for the proposed demolition of existing storage facility and the construction, use and maintenance of a 75,000 square-foot self-storage facility at the rear 445 feet of the site, and construction of a 13,000 square-foot retail shopping center, surface parking area, 800 square foot business office and an on-site manager's residential unit at the front 165 foot portion of the site. A total of 70 parking spaces will be provided.

STAFF RECOMMENDS DISAPPROVE AS FILED, RECEIVE AND FILE SPECIFIC PLAN EXCEPTION; APPROVE THE ZONE CHANGE TO (T)(Q)C2-1, APPROVE THE CONDITIONAL USE AND VARIANCE SUBJECT TO CONDITIONS.

Robert Duenas, (213) 978-1172

Applicant: Todd Lucas, Extra Space Storage

8. **CPC 1999-0001-SPA**
CEQA: EIR-1988-0719 and MND 1999-0014-SPA
Plan: Encino-Tarzana
Expiration Date: N/A

Council Districts: 5
Location: Various
Appeal Status: N/A

PUBLIC HEARING

PROPOSED ENCINO STREETSCAPE PLAN, pursuant to Section 14.B of the Ventura/Cahuenga Boulevard Corridor Specific Plan, establishing design guidelines that promote an attractive environment which encourages pedestrian activity and reduces traffic congestions by addressing landscaping, hardscape features and other design elements, for an area bounded by the San Diego Freeway (405) on the east to Lindley Avenue on the west

within the community of Encino. The Streetscape Plan identifies desired streetscape elements for the public right of way as well as including additional guidelines for adjacent private projects.

STAFF RECOMMENDS APPROVAL.
Rita Schack, (818) 756-8126.

Applicant: City of Los Angeles

9. **CPC-2003-1543-ICO** **Council Districts:** 2
CEQA: ENV-2003-1544-CE **Location:** Various
Plan: Sherman Oaks-Studio City-Toluca **Appeal Status:** N/A
Lake-Cahuenga Pass
Expiration Date: N/A

PUBLIC HEARING

INTERIM CONTROL ORDINANCE (ICO), to temporarily prohibit the issuance of permits for automobile-related uses; and an extension of time to extend the Interim Control Ordinance, for all commercially-zoned properties along Ventura Boulevard between Colfax Avenue and Vineland Avenue within the Studio City portion of the Ventura/Cahuenga Boulevard Corridor Specific Plan area.

STAFF RECOMMENDS APPROVAL.
Daniel O'Donnell, (818) 756-9166

Applicant: City of Los Angeles

10. **CPC-2001-1330-CDO** **Council Districts:** 6 and 7
CEQA: ND-1996-0266 **Location:** Various
Plan: Mission Hills-Panorama City-North **Appeal Status:** N/A
Hills
Expiration Date: N/A

LIMITED PUBLIC HEARING

PROPOSED PANORAMA CITY COMMUNITY DESIGN OVERLAY PLAN (CDO), to provide design guidelines for Panorama City and related [Q] Conditions to require improvements in access, limit signage, and prohibit the issuance of permits for automotive uses, on all commercially and industrially zoned properties along Van Nuys Boulevard between Parthenia Street on the north and the Amtrak/Metrolink Railroad Right-of-Way, to also include the Amtrak/Metrolink Station.

STAFF RECOMMENDS APPROVAL.
Richard H. Platkin, (818) 756-9196.

The next regular meeting of the City Planning Commission
will be held at **9:30 a.m.** on Thursday, April 10, 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.