

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 26, 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
Thomas E. Schiff, Commissioner
Gabriele Williams, Commission Executive Assistant, (213) 978-1247; FAX (213) 978-1029

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

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NO: 6

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 **provided that the Commission retains jurisdiction over the case.**

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.

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-2002-5952-GPA/ZC/CU**
CEQA: ENV-2002-5953-MND
Plan: Tarzana
Expiration Date: 7-28-03

Council District: 12
Location: 5753 North White Oak Avenue
Appeal Status: Appealable to Council, if disapproved

Public Hearing completed March 28, 2003.

ZONE CHANGE/GENERAL PLAN AMENDMENT, from [Q] PF-1XL\Public Facility to CR-1VL\Community Commercial, and;

HEIGHT DISTRICT CHANGE, from Height District 1XL (2 stories, 30 feet) to Height District 1VL (3 stories, 45 feet) and;

CONDITIONAL USE, pursuant to Section 12.24 W 27 of the LAMC, to permit the following:

- c. A multi-family residential use subject to the Commercial Corner development regulations of Section 12.22 A. 23 of the LAMC, where the proposed multi-family residential use is located across the street from any portion of a lot zoned "R" or improved with a single-family residential use; and
- d. Less than fifty percent of the exterior walls of the proposed project which face adjacent streets to consist of transparent windows, notwithstanding Section 12.22 A 23(a)(8) of the Code, which requires at least fifty percent of such walls to consist of transparent windows, for the proposed construction, use and maintenance of a 24-unit townhouse project, 3-story (approximately 36-feet in height), with 54 on-site parking spaces.

STAFF RECOMMENDS DISAPPROVAL AS FILED; DISAPPROVAL OF THE CONDITIONAL USE PERMIT; AND APPROVAL OF A ZONE CHANGE/PLAN AMENDMENT TO [T][Q]RD1.5-1XL/LOW MEDIUM II RESIDENTIAL
Robert Z. Duenas, (818) 374-5036.

Applicant: David ZeBrack, The ZeBrack Group

5. **CPC-2002-6462-VCU** **Council District: 2**
CEQA: ENV-2002-6463-MND **Location:** 11230 W. Moorpark Street
Plan: Sherman Oaks-Studio City-Toluca **Appeal Status:** Appealable to Council
Lake-Cahuenga Pass
Expiration Date: 6-28-03

Public Hearing completed May 16, 2003.

VESTING CONDITIONAL USE, pursuant to Sections 12.24 T and 12.24 U of the LAMC, to permit the replacement of all existing buildings on a private elementary school campus located in the R1-1 and R3-1 zones, and an increase in the student enrollment; and,

Pursuant to Section 12.24.F of the Code, MODIFICATION of the area and height regulations from the following provisions of the Code:

- c. Section 12.08 C 1 & 3, to permit a front yard of 13 feet and rear yard of 0 feet in lieu of the minimum 15-foot front yard and 20-foot rear yard required;
- d. Sections 12.08 C 2 and 12.21 C 3(b), to permit 0-foot and 10-foot side yards for the proposed gymnasium/multi-purpose building in lieu of the minimum 50 feet required for the combined width of the two side yards; and
- e. Section 12.22 c 20 (f)(2) & (3), to permit an 8-foot high wall at the front yard and a 12-foot high wall at the side and rear yards in lieu of maximum 42 inches and 6-feet permitted, respectively, for the proposed demolition of all existing buildings on a private elementary school campus and replacement with new buildings ranging from 14 to 34 feet in height, totaling 56,700 square feet in floor area, and construction of an underground garage with 70 parking spaces (including 26 tandem), to be developed in six phases over several years as funding permits; and an increase in enrollment from 250 to a maximum of 400 students, between grades K and 6, operating between 8 a.m. and 3 p.m., Monday through Friday, with after-school care until 6 p.m.

STAFF RECOMMENDS DISAPPROVAL AS FILED; APPROVAL OF THE VESTING CONDITIONAL USE, SUBJECT TO CONDITIONS; AND APPROVAL OF MODIFICATION OF THE AREA AND HEIGHT REGULATIONS, SUBJECT TO CONDITIONS.

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

Applicant: Sam Anker, Oakwood School

After 9:30 a.m.

6. **CPC 2001-2806-CU/ZV**
ZA-1996-0054-CUZ/ZV/PAD/PA
CEQA: EIR-1999-0421 (CU)(ZV)(ZAA)
Plan: Granada Hills-Knollwood
Expiration Date: 7-31-03

Council Districts: 12
Location: 17531, 17551, 17563 Rinaldi Street
and 11515, 11525 Shoshone Avenue
Appeal Status: Appealable to Council

PUBLIC HEARING

The proposed project is a request by the Hillcrest Christian Church and School for a new 75,000 square-foot school building, for use as a middle and high school with a maximum of 600 students located across from their existing campus. The proposed school site is referred to as the "West Campus". Pursuant to ZA 96-0054(CUZ)(ZV), the applicant operates on the "East Campus" a school for 800 students grades K through 12. An increase in enrollment of 400 students is requested over the two campuses. The combined enrollment of the "East and West Campus" is proposed not to exceed 1,200 students.

The City Planning Commission originally considered the project request at its February 28, 2002 meeting, including a staff report with a recommendation to deny the project. The matter was continued to allow the applicant to meet with the community and make any revisions to the original request. The Commission will consider the revised project and a new staff report and recommendation at the public hearing.

To carry out the project as proposed, the applicant has made the following requests, some of which have been modified, added to or deleted subsequent to the February 28, 2002 staff report and recommendation to the Commission:

- 1) **CONDITIONAL USE PERMIT**, pursuant to the provisions of Section 12.24-U, 24 of the Los Angeles Municipal Code to permit the construction, use and maintenance of a 2 and 3 story, 45-foot in height, 75,000 square-foot private school for middle and high school, grades 6 to 12 for a maximum of 600 students for the proposed "West Campus" which includes 21 classrooms, a gymnasium, a play area, administration offices, cafeteria, library and student store. Also, pursuant to the provisions of Section 12.24-F of the Code to allow a side yard on the west to have a variable setback of 10 to 25 feet in lieu of 25 feet. The hours of operation proposed are from 6 a.m. to 10 p.m. Monday through Friday and 9:30 a.m. to 10:00 p.m. Saturday. The West Campus is proposed to be closed to all school activities on Sundays and holidays but proposed to be used occasionally on Sundays and holidays for community events or emergencies;

2) WITHDRAWAL OF A VARIANCE REQUEST, from Section 12.05-A of the Code to permit the use of modular classrooms for 5 years inasmuch as the City determined in the February 28, 2002 staff report to the Commission that said variance is not necessary;

3) VARIANCE, from Section 12.21-A,4 of the Code to allow 148 on-site parking spaces in lieu of the 286 required;

4) VARIANCE, from Section 12.21-C,1(g) of the Code to permit walls ranging in height from 6 to 26 feet in the side and rear yards in lieu of the permitted 6 feet;

5) WITHDRAWAL OF A VARIANCE REQUEST to deviate from Ordinance No. 100,145 to permit a reduced setback of 5 feet in lieu of the 25 feet required by an existing building line inasmuch as the redesign of the project has eliminated the need for this variance; and,

6) APPROVAL OF PLANS, pursuant to the provisions of Section 12.24-M of the Code, to modify the following conditions previously authorized under Case No. ZA 96-0054(CUZ)(ZV) for the existing school, the "East Campus":

a) Modify existing Condition No. 7 which reads: " Enrollment may increase by 60 students annually until it reaches a maximum of 800." to read as follows: **"That enrollment at the "East Campus" shall not exceed 800 students and the combined enrollment at the "East and West Campuses" shall not exceed 1,200 students."** (No change from prior request)

b) Modify existing Condition No. 15 which reads: " Hours of operation shall be in accordance with the following schedule: a) School - Monday through Friday, 7 a.m. until 7 p.m., during normal September through June school year; b) Church - Sunday, 7 a.m. until 7 p.m.; c) On a maximum of 3 days per year, limited to Fridays and/or Saturdays, the overnight indoor use of the property by the school and/or church is authorized for not more than 100 persons under appropriate supervision. A log of such days shall be maintained by the school administration and shall be submitted to the Zoning Administrator annually for inclusion in the case file as evidence of compliance." to read as follows: **Hours of operation for the school's East Campus shall be as follows: a) School campus hours shall be from 6:30 a.m. until 10:00 p.m., Monday through Friday and 9:30 a.m. to 10 p.m., Saturday; b) The school may conduct indoor athletic events and athletic team practices between the hours of 2:30 p.m. and 10 p.m., Monday through Friday, and 9:30 a.m. and 10 p.m., Saturday. The school may conduct outdoor athletic events and outdoor athletic practices between the hours of 2:30 p.m. and 6:30 p.m. Monday through Friday, and 9:30 a.m. and 3:30 p.m. Saturdays; c) The East Campus shall be closed to all school activities on Sundays and holidays but may be used occasionally on Sundays and holidays for community events or emergencies; and, d) Church hours are - Sunday, 7 a.m. until 9 p.m. and Wednesdays from 5:30 p.m. until 10 p.m. On not**

more than twenty (20) Saturdays per year, the church facilities may be utilized for weddings or funerals between the hours of 9:30 a.m. and 10 p.m. (This is a new request)

- c) Modify existing Condition No. 20 which reads: " The parking area adjacent to Rinaldi Street shall be limited to parking, pick-up and drop-off students; administrators and faculty shall park in the parking area adjacent to Shoshone Avenue only. Students may also be picked up in the Shoshone Avenue parking area in the afternoon only if a traffic signal is installed at the intersection of Shoshone Avenue and Rinaldi Street and Shoshone Avenue is improved on the west side of the street to accommodate an additional lane." to read as follows: "**The parking area adjacent to Rinaldi Street shall be limited to parking, pick-up and drop-off of students. Students may also be picked up in the Shoshone Avenue parking area in the afternoon only if a traffic signal is installed at the intersection of Shoshone Avenue and Rinaldi Street and Shoshone Avenue is improved on the west side of the street to accommodate an additional lane.**" (This is a revision of the original request for modification)
- d) Withdrawal of an original request for modification to existing Condition No. 21 which reads: " At least 148 parking spaces shall be provided on site." to read as follows: "**At least 148 parking spaces shall be provided on site and to permit the use of the northerly grass play area as overflow parking during special events.**"
- e) Modify existing Condition No. 31 which reads: " Student enrollment in Grades 11 and 12 shall not exceed a combined total of 100." to read as follows: "**Student enrollment in Grades 11 and 12 shall not exceed a combined total of 100. At such time as a conditional use permit is issued for the West Campus said condition shall become null and void.**" (This is a revision of the original request for modification)

STAFF RECOMMENDS DISAPPROVAL AS FILED; AND APPROVAL AS FOLLOWS:

REQUEST No. 1 - Approve Conditional Use permit, as modified by staff, subject to the attached Conditions of Approval.

REQUEST No. 2 - Accept withdrawal of variance request and receive and file.

REQUEST No. 3 - Deny as requested and approve a variance to allow 160 on-site parking spaces in lieu of the 286 required.

REQUEST No. 4 - Approve the requested variance to permit walls ranging in height from 6 to 26 feet in the side and rear yards in lieu of the permitted 6 feet.

REQUEST No. 5 - Accept withdrawal of variance request and receive and file.

REQUEST No. 6a - Deny as requested and approve a modification of Condition No. 7 of

Case No. ZA 96-0054(CUZ)(ZV) to read as follows: " Enrollment at the East Campus shall not exceed 800 students. At such time as the proposed portable/modular classrooms are installed and students are moved into the West Campus, enrollment capacity at the East Campus shall be limited to 600 students. Students in the East Campus Middle and/or High School over the 600 student limit shall be relocated to the West Campus. Maximum combined enrollment at the West and East Campuses shall not exceed 1,200 students."

REQUEST No. 6b - Deny as requested and approve a modification of Condition No. 15 of Case No. ZA 96-0054 (CUZ)ZV) to read as follows: Hours of operation for the East Campus shall be in accordance with the following schedule: a) School campus hours: 6:30 a.m. to 8 p.m., Monday through Friday and 9:30 a.m. to 3 p.m., Saturday (Summer school hours are regulated per Condition No. 16). Hours to allow for teacher preparation, normal school maintenance and administrative staff activities may extend until 10 p.m. Monday through Friday and 6 p.m. Saturday, year round; b) Indoor athletic events and indoor athletic team practice hours: 2:30 p.m. to 8 p.m. Monday through Friday, and 9:30 a.m. to 3 p.m., Saturday; c) Outdoor athletic events and outdoor athletic practices: 2:30 p.m. to 6 p.m. Monday through Friday, and 9:30 a.m. to 3 p.m. Saturday; d) The East Campus shall be closed to all school activities on Sundays and holidays but may be used on Sundays or national holidays for emergencies resulting from a manmade or natural disaster; e) Church hours: 7 a.m. to 8 p.m. Sunday. On not more than ten (10) Saturdays per year, the church facilities may be utilized for weddings or funerals between the hours of 9:30 a.m. and 3 p.m."

REQUEST No. 6c - Approve modification of Condition No. 20 of Case No. ZA 96-0054(CUZ)(ZV) as requested.

REQUEST No. 6d - Accept withdrawal of request for modification of Condition No. 21 of Case No. ZA 96-0054(CUZ)(ZV) and receive and file.

REQUEST No. 6e - Deny as requested and approve a modification of Condition No. 31 of Case No. ZA 96-0054(CUZ)(ZV) to read as follows: "Student enrollment in Grades 11 and 12 shall not exceed a combined total of 100. At such time as Development Phase 1 and/or 2 is completed and other applicable conditions established in CPC 2001-2806(CU)(ZV) for the West Campus are met, said condition shall be null and void and superseded by the conditions related thereto in CPC 2001-2806(CU)(ZV)."
Lourdes Green, (213) 978-1313

The next regular meeting of the City Planning Commission will be held at **9:30 a.m.** on Thursday, July 10, 2003, at 200 North Spring Street, Room 1010, City Hall, Los Angeles, California

NOTE: This is the last City Planning Commission meeting to be held at this venue. Effective July 24, 2003, the City Planning Commission's Valley meetings, held at 8:30 a.m. on the 4th Thursday of each month, will be at the following location:

***Marvin Braude San Fernando Valley Constituent Service Center
6262 Van Nuys Boulevard, First Floor Meeting Room
Van Nuys, CA 91401***

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.