

CORRECTED COPY

(Item No. 4 only)

CITY PLANNING COMMISSION

REGULAR MEETING

THURSDAY, SEPTEMBER 11, 2003, 9:30 A.M.

**200 NORTH SPRING STREET - ROOM 1010, CITY HALL
LOS ANGELES, CALIFORNIA**

Joseph Klein, President
Mabel Chang, Vice President

Con Howe, Director
Frank Eberhard, Deputy

Director

Richard M. Brown, Commissioner
Director

Gordon Hamilton, Deputy

Dorene Dominguez, Commissioner

Bob Sutton, Deputy

Director

Javier O. Lopez, Commissioner
Gerard McCallum II, 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. 8, 9 AND 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 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.

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 agenzized 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 8-28-03.

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 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 NO. 2003-569-CU** **Council District:** 4 and 13
CEQA: ENV-2003-0570-MND **Location:** 5637 La Mirada Avenue
Plan: Hollywood **Appeal Status:** Further appealable to Council

Public Hearing completed on July 14, 2003.

CONDITIONAL USE, pursuant to the provisions of Section 12.24-U, 4 of the Los Angeles Municipal Code, to expand an existing 2,160 square-foot child care facility by adding 2,160 square feet of additional floor area and increasing the enrollment by 100%, to 90 children between the ages of 3 and 5 years of age; **and**, pursuant to Section 12.24-F of the Code, a determination to grant a reduced setback of 11 feet, 8 inches in lieu of the required 15 feet in the R3 zone.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Daniel Green, (213) 978-1304

Applicant: Aurora Ball, Foundation for Early Childhood Education

5. **CPC NO. 2003-564-CU** **Council District:** 13
CEQA: ENV-2003-565-MND **Location:** 853 Gower Street and
Plan: Hollywood 5811 Gregory Avenue
Appeal Status: Further appealable to Council.

Public Hearing completed on August 5, 2003.

CONDITIONAL USE, pursuant to the provisions of Section 12.24-U, 4 of the Los Angeles Municipal Code, to expand an existing 44 children child care facility to a maximum of 88 children by installing a 2,160 sq. ft. modular classroom facility; with hours of operation from 8:00 a.m. to 4:30 p.m., Monday through Friday, and with 5-on site parking spaces on a 17,180 sq. ft. lot area.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
R. N. Brown, (213) 978-1314

Applicant: Aurora Ball, Foundation for Early Childhood Education.

6. CPC NO. 2002-6052-ZC/GPA

CEQA: ENV-2002-6051-MND

Plan: West Los Angeles

Expiration Date: 11-27-03

Council District: 11

Location: 1920 South Purdue Ave

Appeal Status: Zone change further appealable if disapproved.

Public Hearing completed on July 28, 2003.

ZONE CHANGE/GENERAL PLAN AMENDMENT, pursuant to Sections 11.5.8 and 12.32, of the Los Angeles Municipal Code, from R2-1/Low Medium 1 density Residential to RD2-1, Low Medium II density Residential, for the proposed demolition of two single family dwellings and construction of 4 residential condominium units, 3-stories (approximately 33 feet high), with 8 resident parking spaces and two guest parking spaces, for a total of 10 parking spaces. Note: An additional application (Case No. AA-2003-2415-PMLA) involving this property has been filed for subdivision purposes, which will require a separate public hearing before the Advisory Agency.

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF (T)(Q)RD2-1/LOW MEDIUM II DENSITY RESIDENTIAL.
Jon Foreman, (213) 978-1171.

Applicant: Ahmad Aram Moloudi

7. CPC NO. 2003-2266-ZC/GPA/ZV

CEQA: ENV-2003-2267-MND

Plan: Brentwood-Pacific Palisades

Expiration Date: 11-27-03

Council District: 11

Location: 1737 and 1739 Old Ranch Road & 1640, 1646, 1650 and 1666 Old Oak Road

Appeal Status: Zone change further appealable if disapproved; Zone Variance further appealable if granted.

Public Hearing completed on July 28, 2003.

ZONE CHANGE/GENERAL PLAN AMENDMENT, pursuant to Sections 11.5.8 and 12.32, of the Los Angeles Municipal Code, as follows:

Lot No.	Address	Current Zone	Requested Zone	Current Plan	Requested Plan
30	1666 Old Oak Road	OS-1XL	RE20-1XL	Open Space	Very Low I Res.
31	1650 Old Oak Road	OS-1XL	A1-1XL	Open Space	No Change
32	1646 Old Oak Road	OS-1XL	A1-1XL	Open Space	No Change
33	1640 Old Oak Road	RE20-1-H	A1-1-H	Very Low I Res.	Open Space
39	1739 Old Ranch Road	OS-1XL	A1-1XL	Open Space	No Change
43	1737 Old Ranch Road	OS-1XL	A1-1XL	Open Space	No Change

and, a VARIANCE, (1666 Old Oak Road only) pursuant to Section 12.27 of the Municipal Code, from the following:

- a. Section 12.22 C 20 (f), to permit a 5-foot, 6-inch in height split rail fence and the random planting of a combination of native trees and shrubbery within the required front, side and rear yards of 1666 Old Oak Road in lieu of the maximum 3-foot, 6-inch height allowed for fences, walls and landscape features in the required front yard of the proposed RE20-1XL Zone;
- b. Section 12.21 C 5 (a), to permit an equestrian turnout ring and equestrian sun paddocks to be located within 100 feet of the front lot line and within 25 feet of the side lot line, which otherwise is not permitted;
- c. Section 12.07.01 A, to permit accessory uses to be located at 1666 Old Oak Road without the construction of a residential dwelling.

The proposed project is as follows:

1666 Old Oak Road: Proposed reconfiguration of an existing equestrian turnout ring and development of two equestrian sun paddocks, a maximum 16-foot high covered structure to include four horse stalls, tack room and water closet, a covered feed structure and two open-air grooming stalls, and;

1640, 1646 and 1650 Old Oak Road, 1737 and 1739 Old Ranch Road: Zone Change and General Plan Amendment only, to satisfy a condition of a development under Case No. ZA 2003-0637 ZV.

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF [T]RE20-1XL AND [T][Q]A1-1-H/VERY LOW DENSITY RESIDENTIAL AND OPEN SPACE, AND APPROVAL OF THE VARIANCE (1666 OLD OAK ROAD) SUBJECT TO CONDITIONS.
Jon Foreman, (213) 978-1171.

Applicant: Sullivan Canyon Preservation Assn. – Mary Sweeney, CEO

8. **CPC NO. 2003-4015-CA** **Council District: All**
 CEQA: ENV-2003-4016-CE **Location: Citywide**
 Plan: All **Appeal Status: N/A**
 Expiration Date: N/A

PUBLIC HEARING

PROPOSED ORDINANCE (APPENDIX A), amending Sections 12.21 and 12.26 of the Los Angeles Municipal Code, to establish an annual inspection fee, revise the regulations for recycling centers, and strengthen the enforcement provisions of those regulations.

STAFF RECOMMENDS APPROVAL OF APPENDIX A.
Simon Pastucha, (213) 978-1475

Applicant: City of Los Angeles

9. **CPC NO. 2003-5266-CA** **Council District: All**
 CEQA: ENV-2003-5267-CE **Location: Citywide**
 Plan: All **Appeal Status: N/A**
 Expiration Date: N/A

PUBLIC HEARING

PROPOSED ORDINANCE (APPENDIX A), amending Section 12.26 I of the Los Angeles Municipal Code, to add a definition for Used Vehicle or Trailer Sales Areas, establishing an annual inspection fee and basic standards for the operations of used vehicle or trailer sales areas, under the authority of the Department of Building and Safety. The proposed ordinance also includes clarifying and technical language changes related to the operation of automotive repair uses.

STAFF RECOMMENDS APPROVAL OF APPENDIX A.
Cora Smith, (213) 978-1310

Applicant: City of Los Angeles

10. **CPC NO. 2003-4151-CA**
CEQA: ENV-2003-4152-CE
Plan: All
Expiration Date: N/A

Council District: All
Location: Citywide
Appeal Status: N/A

PUBLIC HEARING

PROPOSED ORDINANCE (APPENDIX A), amending Sections 17.03, 17.50, 17.54, 17.59 and 18.08 of the Los Angeles Municipal Code, to require public hearings and notifications for parcel map and private street applications and allow the Advisory Agency to waive such public hearings for non-controversial cases, with adjacent owners' approval; provides the Advisory Agency with discretion to approve minor deviations from area, yard, and height requirements as part of Division of Land matters, including the width of passageways between residential buildings or main buildings; and also eliminates further appeals for parcel map and private streets beyond the City Planning Commission or the Area Planning Commissions.

STAFF RECOMMENDS APPROVAL OF APPENDIX A.
Simon Pastucha, (213) 978-1475.

Applicant: City of Los Angeles

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, September 25, 2003,**
at the ***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.