

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, OCTOBER 23, 2003, 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
Mabel Chang, Vice President
Richard Brown, Commissioner
Dorene Dominguez, Commissioner
Javier Lopez, Commissioner
Mitchell B. Menzer, Commissioner
Bradley H. Mindlin, Commissioner
Thomas E. Schiff, Commissioner
VACANT

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

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

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 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 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-2003-4464-CU** **Council District:** 14
CEQA: ENV-2003-4388-MND **Location:** 1102-1112 South Lorena Street
Plan: Boyle Heights **Appeal Status:** Further appealable
Expiration Date: 11-16-03

Public hearing completed September 26, 2003.

CONDITIONAL USE PERMIT, pursuant to Section 12.24 U 24 of the Municipal Code, to permit the construction, use and maintenance of a new public charter high school with 6 mobile classrooms of 6,720 sq. ft., one story, 14 feet in height, which will accommodate a maximum of 140 students, grades 9 through 12, with hours of operation from 8:00 a.m. to 5:00 p.m., Monday through Friday. Nine parking spaces are proposed.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Jim Tokunaga, (213) 978-1174

Applicant: Marshall Tuck, Green Dot Public Schools

5. **CPC-2002-4931-ZC-ZV-BL-SPR** **Council District:** 7
CEQA: ENV-2002-4932-MND **Location:** 9247-9257 Van Nuys Blvd.
Plan: Mission Hills-Panorama City-North Hills **Appeal Status:** Zone change is further
appealable, if disapproved. Variance is
Expiration Date: 11-13-03 further appealable, if granted.

Public Hearing completed September 19, 2003.

ZONE CHANGE, pursuant to Section 12.32, of the Municipal Code, from RA-1 and R3-1 to R3-1 on the easterly portion of the property and RA-1 to RD1.5-1 on the westerly portion of the subject property; and

VARIANCE, pursuant to Section 12.27, of the Code from the following:

- a. Section 12.09.1 and 12.10 to allow density averaging over the two zones in lieu of the maximum density permitted in the RD1.5 and R3 zones;
- b. Section 12.21 C 5 (h) to allow pedestrian and vehicular access from a more restrictive to a less restrictive zone (from RD1.5-1 to R3-1);
- c. Section 12.09.3 C 2 and 12.10 C 3 to permit 0 foot rear yards along the zone boundary lines between the R3 and RD1.5-1 zones in lieu of the required 15 feet in each zone; and

BUILDING LINE REMOVAL, pursuant to Section 12.32 R, of the Code, of a 30-foot building line on the west side of Van Nuys Boulevard; and

SITE PLAN REVIEW findings, pursuant to Section 16.05 of the Code, for projects which result in an increase of 50 or more dwelling units, for the proposed construction, use and maintenance of 74 apartment units, including 55 market rate and 19 density bonus units (35 percent), 3 stories (45-feet high) with 117 on site parking spaces, on a 52,729 square foot lot.

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF (T)(Q)R3-1 ON THE EASTERLY PORTION OF THE SUBJECT PROPERTY AND (T)(Q)RD1.5-1 ON THE WESTERLY PORTION OF THE PROPERTY; APPROVAL OF THE VARIANCE; APPROVAL OF THE BUILDING LINE REMOVAL; AND APPROVAL OF THE SITE PLAN REVIEW.

Lynda J. Smith, (213) 978-1170.

Applicant: Warren Silverberg, Silverberg Development Corporation

6. **CPC 2003-6741-ICO**

CEQA: ENV-2002-6742-CE

Plan: Westlake

Expiration Date: N/A

Council District: 1

Location: Various

Appeal Status: N/A

PUBLIC HEARING

PROPOSED INTERIM CONTROL ORDINANCE (ICO) to temporarily prohibit the issuance of certain building and demolition permits within the proposed Pico Union Historic Preservation Overlay Zone (HPOZ) is generally bounded by Olympic Boulevard, Hoover Street, the Santa Monica Freeway and the Harbor Freeway, but excludes the commercially zoned properties along Olympic Boulevard, Pico Boulevard, Venice Boulevard, Washington Boulevard and Hoover Street.

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE.

Ron Maben, (213) 978-1179.

Applicant: City of Los Angeles

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