

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 18, 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
Joy P. Atkinson, Commissioner
Richard Brown, Commissioner
Dorene Dominguez, Commissioner
Mitchell B. Menzer, Commissioner
Bradley H. Mindlin, Commissioner
Thomas E. Schiff, Commissioner
VACANT, Commissioner

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:4 (Limited Public Hearing)

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-2003-4762-CU-SPR**
CEQA: HD-278-02
Plan: Arleta-Pacoima
Expiration Date: 12-18-03

Council District: 7
Location: 12860 Vaughn Street
Appeal Status: Further appealable

Public hearing completed September 5, 2003.

LIMITED PUBLIC HEARING on the Conditional Use Permit.

CONDITIONAL USE PERMIT, pursuant to Section 12.24 U 26, of the Municipal Code, to allow an affordable housing project with a density increase of approximately 113 percent, 23 units by right and 26 units as a density bonus; and

SITE PLAN REVIEW findings, pursuant to Section 16.05 of the Municipal Code, for projects which result in an increase of 50 or more dwellings. *Note: Due to the reduction of the number of units to 49, the Site Plan Review findings are no longer applicable*

The proposed revised project is for the construction, use, and maintenance of 49 affordable dwellings units, composed of three buildings, 26-feet in height (2 stories), with two parking spaces per unit and four guest parking spaces.

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF THE CONDITIONAL USE PERMIT, SUBJECT TO CONDITIONS AND RECEIVE AND FILE THE SITE PLAN REVIEW FINDINGS.

Robert Z. Duenas, (818) 374-5036

Applicant: Vaughn Street Apartments, L.P., Beyond Shelter Housing Development Corp.

5. **CPC-2002-5717-MPR-GPA-ZC**
CEQA: ENV-2002-5718-MND
Plan: Chatsworth-Porter Ranch
Expiration Date: 01-12-04

Council District: 12
Location: 11011 Corbin Avenue
Appeal Status: Zone change is further
appealable, if disapproved.

Public Hearing completed August 15, 2003.

ZONE CHANGE/GENERAL PLAN AMENDMENT, from A1-1 and (T)RA-1-H/Minimum density Residential to (T)RE20-1-H/Low I density Residential, for the westerly 24.4 acres of the site; and

ZONE CHANGE, from A1-1 and (T)RA-1-H to (T)RA-1-H for the easterly 24.8 acres of the site, for the proposed construction, use and maintenance of 95 single family residential units, two-stores (36 feet high), with 223 parking spaces on 49.2 acres. *(Note: An additional application, Vesting Tentative Tract No. 51797, 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)RE20-1-H/VERY LOW I DENSITY RESIDENTIAL, FOR THE WESTERLY 24.4 ACRES AND APPROVAL OF (T)RA-1-H FOR THE EASTERLY 24.8 ACRES OF THE SITE.
Robert Z. Duenas, (818) 374-5036

Applicant: David Hasson, Porter Ranch Development Company

The next regular meeting of the City Planning Commission
will be held at **9:30 a.m.** on Thursday, **JANUARY 8, 2004**,
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.