

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

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MAY 22, 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

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 NOS: 10 and 11.

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 agenda item 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-2002-4615-GPA/ZC** **Council District: 12**
CEQA: ENV-2003-6-MND **Location:** 15680 W. Chatsworth Street
Plan: Granada Hills-Knollwood **Appeal Status:** Appealable to Council, if
Expiration Date: 8-12-03 disapproved

Public Hearing completed February 21, 2003.

ZONE CHANGE/GENERAL PLAN AMENDMENT, from [T][Q] RD5-1/Low Medium I density Residential to [T][Q] R3-1/Medium density Residential, for the proposed construction, use and maintenance of a 180-unit senior apartment facility with 208 parking spaces in a subterranean garage. The proposed facility will be composed of two buildings: the westerly building is proposed at two stories and 25 feet in height and the easterly building is proposed at five stories and 45 feet in height.

STAFF RECOMMENDS DISAPPROVAL.
Robert Z. Duenas, (818) 374-5036.

Applicant: American Housing Construction, Inc.

5. **CPC-2002-5503-GPA/ZC** **Council District: 6**
CEQA: ENV-2002-3209-MND **Location:** 8203 North Vineland Ave &
Plan: Sun Valley-La Tuna Canyon 11027 West Cantara Street
Expiration Date: 8-8-02 **Appeal Status:** Appealable to Council, if
disapproved

Public Hearing completed February 21, 2003.

ZONE CHANGE/GENERAL PLAN AMENDMENT, from C2-1VL, [T][Q] C2-1VL-CDO and [T][Q] P-1VL/General Commercial to CM-1VL-CDO/Commercial Industrial, for the continued maintenance of an existing 8,926 square foot industrial warehouse, the addition of 3,280 new square feet, and the occupancy of two existing structures (383 square feet and 1,085 square feet) with 28 on site parking spaces.

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF [T][Q]CM-1VL-CDO/COMMERCIAL INDUSTRIAL.
Robert Z. Duenas, (818) 374-5036.

Applicant: Peter Batte

6. **CPC 2002-5606-ZC-GPA** **Council Districts:** 6
CEQA: ENV-2002-3653-MND **Location:** 11942 & 11950 Allegheny Street
Plan: Sun Valley-La Tuna Canyon **Appeal Status:** Appealable to Council, if
Expiration Date: 8-12-03 disapproved

Public Hearing completed on February 21, 2003.

ZONE CHANGE/GENERAL PLAN AMENDMENT, from [T][Q]R3-1/Medium density Residential and RA-1/Low Medium I density Residential to M1-1/Limited Industrial, for the proposed demolition of two single family dwellings and three accessory structures and construction of a 28,845 sq. ft. warehouse/office building, one-story, 26 feet in height, with 36 parking spaces.

STAFF RECOMMENDS DISAPPROVAL AS FILED AND APPROVAL OF (T)(Q)M1-1/LIMITED INDUSTRIAL.

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

Applicant: Jerry Sorrentino

7. **CPC-2002-7364-CU** **Council District:** 7
CEQA: ENV-2002-7365-MND **Location:** 14646 West Tupper Street
Plan: Mission Hills-Panorama City-North Hills **Appeal Status:** Appealable to Council
Expiration Date: 5-26-03

Public Hearing completed April 18, 2003.

CONDITIONAL USE, pursuant to Section 12.24 U 4, of the LAMC, to permit the proposed use and maintenance of a one-story, 970 square foot preschool with a maximum of 34 children, between the ages of 3 and 5, operating between 8:00 a.m. and 5:00 p.m, Monday through Friday, with two parking spaces.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.

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

Applicant: Latin American Civic Association

8. **CPC-2002-7215-CU-ZV** **Council District: 12**
CEQA: ENV-2002-7216-CE **Location:** 15737 Parthenia Street
Plan: Mission Hills-Panorama City-North Hills **Appeal Status:** Appealable to Council
Expiration Date: 5-24-03

Public Hearing completed April 4, 2003.

CONDITIONAL USE, pursuant to Section 12.24 U 4, of the LAMC, to permit the continued use and maintenance of a pre-school in the RA-1 zone; and

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

(a) Section 12.21 A 6 d) of the Code, to allow an automobile parking area without being completely enclosed with walls along the east and west property lines, which otherwise is not permitted; and

(b) Section 12.21 C 1 (g) of the Code, to allow 4 parking spaces to be located within the required front yard, which otherwise is not permitted; and

(c) Section 12.32 R 4 of the Code, to allow 4 parking spaces and a pole sign to be located within the 24-foot building line established by Ordinance No. 101, 907, which otherwise is not permitted; for the continued use and maintenance of a preschool with a maximum of 103 children, between the ages of 2 through 6, operating between 6:30 a.m and 6:30 p.m., Monday through Friday, with 8 parking spaces and an illuminated pole sign of 15 square feet in the front yard.

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Jim Tokunaga, (2130 978-1174.

Applicant: Deshan L. Atapattu, BDN Holdings, LLC

9. **CPC-2002-5138-SP-CA** **Council District: 12**
CEQA: ENV-88-0026-EIR **Location:** Various
Plan: Chatsworth-Porter Ranch **Appeal Status:** N/A
Expiration Date: 5-22-03

Public Hearing completed March 24, 2003.

SPECIFIC PLAN AMENDMENT, to the Porter Ranch Specific Plan (Ordinance No. 173,455), for an area generally bounded by the Simi Valley Freeway on the south; the City boundary on the west and north; and Mason Avenue, Sesnon Boulevard, Porter Ranch Drive and Corbin Avenue on the east, amending the following:

(a) Section 7 A 2(c) to allow lots in Subareas C and F, to have a minimum width of 50 feet and minimum lot area of 5,500 sq. ft. in lieu of the currently required lot width of 65 feet and lot area of 7,150 sq. ft., respectively (Lot widths for Subarea E will be unchanged); and

(b) Section 7 B 1 (c), (f), (g), (h) to allow Subarea C not to exceed 270 dwelling units in lieu of 210 dwelling units; Subarea F not to exceed 160 dwelling units in lieu of 125 dwelling units; Subareas G-1 and G-2 not to exceed 658 dwelling units in lieu of 725 dwelling units; and Subarea H not to exceed 62 dwelling units in lieu of 90 dwelling units; **and**

CODE AMENDMENT, to delete Section 17.05 H 10 of the Municipal Code, which requires that at least a minimum of 20 percent of Subarea A and Subareas C through F, inclusive, of the Porter Ranch Specific Plan area be devoted to open space and the combined density of those subareas not to exceed three dwelling units per gross acre, in order to permit subdivisions in the RE Zone that meet specified minimum lot width and lot area standards for those subareas. (This request is intended to eliminate regulatory duplication, since the standards and regulations contained in Section 17.05 H 10 of the Municipal Code are currently identical to those contained in Sections 7 A 2 and 8 G 2(b) of the Specific Plan, for the proposed reallocation of 95 dwelling units from Subareas G-1, G-2 and H to Subareas C and F. The request pertains to modifying the distribution of units throughout the specific plan subareas. No additional dwelling units are requested.

STAFF RECOMMENDS APPROVAL.
Jon Foreman, (213) 978-1171.

Applicant: Porter Ranch Development Company

- 10. CPC-2002-6583-SP** **Council Districts:** 2, 3, 4, 5, and 11
CEQA: ENV-2003-2626-CE **Location:** Various
Plans: Mulholland Scenic Parkway **Appeal Status:** N/A
Specific Plan and Canoga
Parking-Winnetka-Woodland
Hills-West, Encino-Tarzana,
Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass,
Hollywood, Bel Air-Beverly Crest,
and Brentwood-Pacific Palisades
Community Plans.
Expiration Date: N/A

PUBLIC HEARING

PROPOSED DESIGN AND PRESERVATION GUIDELINES FOR THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN. The Mulholland Scenic Parkway Specific Plan extends for ½ mile on either side of Mulholland Drive from the City line on the west to east of the Hollywood Freeway on the east. The Proposed Design and Preservation Guidelines cover all aspects of building in the hillside areas of the Mulholland Scenic Parkway environment, from site planning, architecture and landscape, including preferred and non-preferred plant material, to utilities and utility-related structures. The proposed guidelines implement the policies, goals and objectives of the Design Review Board in the review and recommendation, and the Director of Planning in the approval of projects within the Mulholland Scenic Parkway Specific Plan area.

STAFF RECOMMENDS APPROVAL OF THE PROPOSED GUIDELINES.
Daniel O'Donnell, (818) 374-5066.

Applicant: City of Los Angeles

11. **CPC-2003-10-CDO**
CEQA: ENV-2003-11-ND
Plan: Arleta-Pacoima
Expiration Date: N/A

Council District: 7
Location: Various
Appeal Status: N/A

LIMITED PUBLIC HEARING

PACOIMA COMMUNITY DESIGN OVERLAY PLAN, Map, Design Guidelines and Standards, and related zone changes to effect Permanent [Q] Qualified Conditions to prohibit the issuance of building permits for automotive uses within the Community Design Overlay area, for all commercially and industrially zoned properties along Van Nuys Boulevard between the I-5 Golden State Freeway on the south to Foothill Boulevard on the north.

STAFF RECOMMENDS APPROVAL.
Richard H. Platkin, (818) 374-5062

Applicant: City of Los Angeles

The next regular meeting of the City Planning Commission
will be held at **9:30 a.m.** on Thursday, June 12, 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.