

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 27, 2005, 8:30 A.M.
MARVIN BRAUDE SAN FERNANDO VALLEY CONSTITUENT SERVICE CENTER
6262 VAN NUYS BOULEVARD, FIRST FLOOR MEETING ROOM
VAN NUYS, CALIFORNIA, 91401**

Con Howe,

Director

Frank Eberhard, Deputy Director

Gordon Hamilton, Deputy Director

Bob Sutton, Deputy Director

Mabel Chang, President

David L. Burg, Vice President

Joy P. Atkinson, Commissioner

Ernesto Cardenas, Commissioner

Susan Cline, Commissioner

Mary George, Commissioner

Michael Mahdesian, Commissioner

Bradley H. Mindlin, Commissioner

Thomas E. Schiff, Commissioner

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

POLICY FOR DESIGNATED PUBLIC HEARING ITEM NOS.: 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 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. Note: Materials received after the mailing deadline will be placed in the official case file.

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 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.

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-2004-2126-CU** **Council District: 7**
CEQA: ENV 2004-2127-MND **Location:** 14204 W. Foothill Blvd.
Plan: Sylmar **Appeal Status:** Appealable to City Council.
Expiration Date: 1-27-05.

Public Hearing completed on December 3, 2004.

CONDITIONAL USE, pursuant to Section 12.24 U 4, of the LAMC, to permit the establishment of a child day care facility and nursery school in the RA-1 Zone; and

MODIFICATION, pursuant to Section 12.24 F, to the area regulations to permit a trash enclosure, a fountain and a 6-foot high chain link fence within the required 45-foot building line (Ordinance No. 112,688) of the front yard of the subject property, for the proposed establishment of a child care facility with infant care and after school program for 48 children in an existing, one-story, single family dwelling, with 6 classrooms, having 10 parking spaces, and installation of a trash enclosure and fountain.

STAFF RECOMMEND APPROVAL SUBJECT TO CONDITIONS.

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

APPLICANT: Ana Herrarte, Ana's Day Care

5. **CPC-2002-6068-CU-ZV** **Council District: 6**
CEQA: ENV 2003-8630-MND **Location:** 8701 North San Fernando Road.
Plan: Sun Valley-La Tuna Canyon **Appeal Status:** Appealable to City Council.
Expiration Date: 3-5-05.

Public Hearing completed on December 20, 2004.

CONDITIONAL USE, pursuant to Section 12.24 U 22, of the LAMC, to expand the activities and intensity of use of an existing Recycling Operation to add a Materials Recovery Facility/Refuse Transfer Station on a 179,177 sq. ft. lot area; and

VARIANCE, pursuant to Section 12.27, and Section 12.19-A, of the LAMC, to allow a Refuse Transfer Station not otherwise permitted in the M-2 Zone, for the proposed construction, use and maintenance of a new 24,700 sq. ft. waste sorting/transfer building and change of use from a Recycling Operation to Materials Recovery Facility/Refuse Transfer Station.

STAFF RECOMMEND APPROVAL SUBJECT TO CONDITIONS.

R. Nicolas Brown, (213) 978-1314.

APPLICANT: Stephen A. Young, Applicant; Chip Clements, Representative

6. **CPC-2004-0883-CU** **Council District: 2**
CEQA: ENV 2004-884-MND **Location:** 15365 Magnolia Blvd.
Plan: Van Nuys-North Sherman Oaks **Appeal Status:** Appealable to City Council.
Expiration Date: 1-27-05.

Public Hearing completed on December 10, 2004.

CONDITIONAL USE, pursuant to Section 12.24 U 24, of the LAMC, to permit an increase in enrollment at an existing private elementary and middle school in the R3-1 Zone, from 600 students to a maximum 818 students, grades Pre-1 through 8, (approximate ages 5 through 13 years) with hours of operation from 7:45 a.m. to 6:00 p.m., Monday through Thursday and from 7:45 a.m. to 3:30 p.m. on Friday.

STAFF RECOMMEND APPROVAL SUBJECT TO CONDITIONS.
Madhu Kumar, (213) 978-1197.

APPLICANT: EMEK Hebrew Academy, Rabbi Eliezer Eidlitz

7. **CPC-2004-7771-ICO** **Council District: 2**
CEQA: ENV 2004-7772-CE **Location:** Various
Plan: Sunland-Tujunga-Shadow Hills- **Appeal Status:** N/A
Lakeview Terrace-East La Tuna **Expiration Date:** N/A
Canyon

PUBLIC HEARING

AN INTERIM CONTROL ORDINANCE (ICO), to temporarily prohibit the issuance of certain building permits within the Sunland-Tujunga-Shadow Hills-Lakeview Terrace-East La Tuna Canyon Community Plan, for properties bounded by Lowell Avenue and the Los Angeles city limit on the east, the Foothill Freeway on the southwest, the eastern edge of the Big Tujunga Wash on the northwest and the Los Angeles' city limit on the north.

STAFF RECOMMEND APPROVAL.
Daniel M. Scott, (818) 374-5069

APPLICANT: City of Los Angeles

AFTER 10:00 A.M.

8. **CPC-2004-4344-ZC-GPA** **Council District: 2**
CEQA: EIR 2002-2485 **Location:** 7000-8000 La Tuna Canyon Drive
Plan: Sunland-Tujunga-Shadow Hills- **Appeal Status:** Zone Change further
 Lakeview Terrace-East La Tuna appealable by applicant if disapproved.
 Canyon **Expiration Date:** 4-17-05.

Public Hearing completed on December 9, 2004.

GENERAL PLAN AMENDMENT, from Minimum Residential, Very Low I Residential and Very Low II Residential to Low Residential and Minimum; and from Very Low I Residential and Open Space to Minimum Residential; and

ZONE CHANGE, from A1-1 (Agriculture Zone) and RE11-1 (Residential Estate Zone) to RE9-1-H, RE11-1-H, and RE20-1-H (Residential Estate Zones).

Table 1. Existing and requested zone and plan designations, by Area.

Area*	Existing Zone	Existing Plan Designation	Acreage	Requested Zone	Requested Plan Designation	Requested Development
A	RE11-1-H	Very Low II	3.4	RE11-1-H	Low	Gated - 211 Single family homes (297.7 acres)
	A1-1	Very Low II	6.4	RE11-1-H	Low	
	A1-1	Minimum	42.7	RE11-1-H	Low	
	A1-1	Minimum	87.3	RE9-1-H	Low	
	A1-1	Very Low I	41.9	RE9-1-H	Low	
	A1-1	Very Low I	78	N/C	Minimum	
	A1-1	Minimum	38	N/C	N/C	
B	A1-1	Minimum	62.4	RE20-1-H	Low	Gated - 69 Single family homes (128.6 acres)
	A1-1	Minimum	67.6	N/C	N/C	
C**	A1-1 A1-1-K	Minimum RPD	461	N/C	N/C	Open space & Equestrian Park
Total			887			

* Area A is located north of Interstate 210 and Area B is south of Interstate 210.

** No proposed zone changes or plan amendments for the remaining areas of the subject property outside of vesting tentative tract 61672.

The project consists of the proposed construction, use and maintenance of 280 single-family homes on individual lots clustered on a 426 acres, a 3-acre equestrian park (open to the public), private recreational amenities and the preservation of 461 acres as permanent open space, on an 887 acre site. Approximately 211 of the homes would be constructed on the site located north of Interstate 210, which is commonly referred to as "Development Area A". The remaining 69 homes would be constructed on the portion of the project site located south of Interstate 210, which is commonly referred to as Development Area B". La Tuna Canyon Road will provide direct vehicular access to both development areas. Area C refers to the applicants proposed public open space area, which is not a part of this action.

STAFF RECOMMENDS APPROVAL OF THE REQUESTED PLAN AMENDMENTS AND ZONE CHANGES SUBJECT TO (T) AND (Q) CONDITIONS.

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

APPLICANT: Whitebird, Inc., dba California Whitebird, Inc.

9. **CPC-2004-4345-SPP-SPR-1A** **Council District: 2**
CEQA: ENV-2002-2418-EIR **Location:** 7000-8000 La Tuna Canyon Drive
Plan: Sunland-Tujunga-Shadow Hills- **Appeal Status:** SPP is further appealable to
Lakeview Terrace-East La Tuna City Council.
Canyon **Expiration Date:** 2-14-05.

PUBLIC HEARING

APPEALS, from the decision by the Deputy Advisory Agency in approving a Project Permit Compliance and Site Plan Review Findings for the proposed construction, use and maintenance of 175 single-family homes.

STAFF RECOMMENDS DENY THE APPEALS.

Emily Gabel Luddy, (213)978-1327

APPLICANT: Whitebird, Inc. dba: California Whitebird, Inc.

APPELLANTS: 1) Foothill Area League of Conservation Organizations (FALCON);
2) William E. Eick; 3) Bart Paul

10. **VESTING TENT. TRACT NO. 61672-1A** **Council District: 2**
CEQA: ENV-2002-2418-EIR **Location:** 7000-8000 La Tuna Canyon Drive
Plan: Sunland-Tujunga-Shadow Hills- **Appeal Status:** Further appealable to City
Lakeview Terrace-East La Tuna Council.
Canyon **Expiration Date:** 2-14-05.

PUBLIC HEARING

APPEALS, from the decision of the Deputy Advisory Agency in approving a vesting tentative

tract, for the proposed construction, use and maintenance of 175 single family lots.

STAFF RECOMMENDS DENY THE APPEALS.

Emily Gabel Luddy, (213)978-1327

APPLICANT: Whitebird, Inc. dba: California Whitebird, Inc.

APPELLANTS: 1) Foothill Area League of Conservation Organizations (FALCON);
2) William E. Eick; 3) Bart Paul

NOTE: The City Planning Commission's action on this appeal takes place on the day of the meeting unless the Commission orally indicates otherwise. Any appeal to the City Council must be filed within 10 days after the orally stated action of the Commission.

The next regular meeting of the City Planning Commission will be held at **8:30 a.m.** on Thursday, **February 10, 2005**, at 200 North Spring Street, Room 1010, City Hall, Los Angeles, California

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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.