

PLANNING AND LAND USE MANAGEMENT COMMITTEE

TUESDAY, JUNE 27, 2006

BOARD OF PUBLIC WORKS HEARING ROOM 350, CITY HALL - 2 PM  
200 N. SPRING ST., LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER ED P. REYES, CHAIR  
COUNCILMEMBER JOSE HUIZAR  
COUNCILMEMBER JACK WEISS

(Barbara Greaves - Legislative Assistant - 213 978-1068/e-mail Barbara.Greaves@lacity.org)

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Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or e-mail address listed above. The Legislative Assistant may answer questions, provide materials, and provide notice of matters scheduled before the City Council. Assistive listening devices are available at the meeting; upon 72 hour advance notice, other accommodations, such as sign language interpretation, and translation services will be provided. Contact the Legislative Assistant listed above for the needed services. TDD available at (213) 978-1055.

File No.

Subject

(1)

06-0122  
CD 11

CONTINUED FROM 6-20-06 MEETING  
TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 6-30-06  
IN COUNCIL: 6-28-06

Report from the Mayor relative to the reappointment of Mr. David O. Washington to the West Los Angeles Area Planning Commission for the term ending June 30, 2011. Mr. Washington is a resident of Council District Eleven, and his current term expires on June 30, 2006.  
(Current Commission Gender Composition: M=2; F=3)

DISPOSITION \_\_\_\_\_

(2)

06-0708  
CD 14

CONTINUED FROM 5-23-06

Motion (Huizar - Reyes) requesting that the Planning and Land Use Management Committee review the plans for a rooftop helipad or helicopter landing pad, a full service helicopter facility, for the County of Los Angeles-USC Medical Center located at 1200 North State Street, and make recommendations for City Council approval of such plans, by Resolution, as required under Section 21661.5 of the California Public Utilities Code, inasmuch as the helicopter facility is captured under the definition of an "airport" under the aforementioned law.

DISPOSITION \_\_\_\_\_

06-1197

(3)

Motion (Wesson - Reyes) directing the Planning Department to recommend a Zone Change and General Plan Amendment to the City Planning Commission within 150 days that changes in the current Zone designation of OS-1XL to the east side of Genesee Avenue, from Cologne Street on the north, to the alley that connects with Glennie Lane to the south, to R2-1, of similar such change, that will maintain the current residential use of the street that is consistent with the current built environment.

DISPOSITION \_\_\_\_\_

02-1487

(4)

Motion (Wesson - Reyes) instructing the Planning Department, with the assistance of the City Attorney, to prepare and process an Interim Control Ordinance (ICO), to prohibit the issuance of demolition, building, and any other applicable permits in the residential zones, within the geographical area generally bounded by Adams Boulevard to the North, Exposition Boulevard/Jefferson to the South, Arlington/Western Avenue to the East and Crenshaw Boulevard to the West, and prepare a report to the Planning and Land Use Management Committee in 90 days; and that the ICO include an urgency clause, and run for one year with two six months extensions by Council resolution, and related matters.

DISPOSITION \_\_\_\_\_

06-1273  
CD 10

(5)

Motion (Wesson - Reyes) directing the Planning Department, in coordination with the Department of Transportation (DOT), and the Bureau of Engineering (BOE), to prepare and present the necessary documents and plan amendments to the "Streets and Highways Designation Map" of the Transportation Element of the General Plan and to the West Adams-Baldwin Hills-Leimert Community Plan to redesignate and downgrade Crenshaw Boulevard between Washington Boulevard and Venice Boulevard from a Major Highway to a Principal Major Highway; that the Planning Department schedule this General Plan Amendment for the City Planning Commission no later than 150 days from the adoption of this motion; and, that in anticipation or the approval of this plan amendment that the DOT be directed to provide input on the current or future traffic volume in this area, and quickly evaluate the need for any additional traffic signals, signage, and other traffic calming measures that may be needed to improve public safety in this area.

DISPOSITION \_\_\_\_\_

(6)

06-0189

CPC 2006-2165 ICO Report from the Los Angeles City Planning Commission and Ordinance  
CD 10 relative to an Interim Control Ordinance (ICO) to temporarily regulate the  
issuance of building and demolition permits within the proposed Wilshire Park  
Historic Preservation Overlay Zone, pursuant to Motion (Wesson - Garcetti).

Fiscal Impact Statement Submitted: Yes, by Commission

DISPOSITION\_\_\_\_\_

(7)

06-1203

CD 10

Motion (Wesson - LaBonge) directing the Planning Department to recommend  
a Zone Change and General Plan Amendment to the City Planning  
Commission within 150 days that changes the Height District on the east side  
of Orange Grove Avenue, from Pico Boulevard on the north to Pickford Street  
on the south, to R3-1-XL, or similar such change that will maintain the  
character of the community, while providing for new development that is  
consistent with the current built environment.

DISPOSITION\_\_\_\_\_

(8)

03-0590

CPC 2001-4928  
ZC SPR  
CD 11

Communication from the Director of Planning, and Ordinance restoring the  
[T][Q] C2-2 Zone for Ordinance No. 175,643, which was inadvertently  
changed with the adoption of the Community Plan Update Program for the  
Westchester-Playa Del Rey Community Plan.

Fiscal Impact Statement Submitted: No

DISPOSITION\_\_\_\_\_

(9)

06-1253

CPC 89-789  
GPC  
CD 11

Report from the Director of Planning and Ordinance restoring the [T][Q]  
CM-1 Zone for Ordinance No. 168,134 as part of the Community Plan  
Update Program for the Venice Community Plan.

Fiscal Impact Statement Submitted: No

DISPOSITION\_\_\_\_\_

(10)

06-1252

CPC 1995-0148  
GPC  
CD 14

Report from the Director of Planning and Ordinance restoring the the M3-1 zone for two privately owned properties in Subarea 300 of Ordinance No. 171,037, as part of the Community Plan Update for the Central North Community.

Fiscal Impact Statement Submitted: No

DISPOSITION\_\_\_\_\_

(11)

06-1013

APCNV 2005-7104  
ZC  
CD 7

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 8-2-06  
Report from the North Valley Area Planning Commission (NVAPC) and Ordinance effecting a Zone Change from A1 to (T)(Q)RE11-1 for the proposed subdivision of land for the construction, use and maintenance of three single family dwellings at 14050 Olive View Drive, subject to Conditions of Approval.

Applicant: Betty Duffy (Trustee), The Duffy Family Trust MND  
Commission Vote: 5-0

Fiscal Impact Statement Submitted: Yes, by Commission

DISPOSITION\_\_\_\_\_

(12)

06-1026

APCNV 2005-6357  
ZC-F  
CD 7

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 8-2-06  
Report from the NVAPC and Ordinance effecting a Zone Change from R1-1 to (T)(Q)RD3-1 for the proposed construction of 14 single-family dwellings as part of a small lot subdivision for property at 12747 and 12751 Norris Avenue, subject to Conditions of Approval. (NVAPC also approved a Determination for this project.)

Applicant: Gail S. Jones, Russell W. Settell MND  
Commission Vote: 5-0

Fiscal Impact Statement Submitted: Yes, by Commission

DISPOSITION\_\_\_\_\_

(13)

06-1146

APCNV 2005-7266  
ZC ZAA ZAD PAD  
CD 7

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 8-15-06

Report from the NVAPC and Ordinance effecting a Zone Change from A1-1 to (T)(Q)RE11-1 for the subdivision of land for the construction, use and maintenance of 12 new single-family dwellings, and the remodel of an existing church located at 13901 Polk Street, subject to Conditions of Approval. (NVAPC also approved a Fence Height Adjustment; Area Adjustment and Conditional Use Plan Approval for this project.)

Applicant: Chuck Francoeur, Montage Development, Inc.  
Commission Vote: 3-0

MND

Fiscal Impact Statement Submitted: Yes, by Commission

DISPOSITION \_\_\_\_\_

(14)

06-1014

APCNV 2004-5185  
ZC  
CD 12

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 8-2-06

Report from the NVAPC and Ordinance effecting a Zone Change from A2-1 and RS-1 to (T)(Q)RD6-1 for the proposed construction of 19 detached, 2-story condominium units at 16310 San Fernando Mission Boulevard, subject to Conditions of Approval.

Applicant: Ilan Levy, Hoffman Gardens, LLC  
Commission Vote: 3-0

MND

Fiscal Impact Statement Submitted: Yes, by Commission

DISPOSITION \_\_\_\_\_

(15)

06-0687  
ZA 2004-7838  
CU-ZV-SPR-2A  
CD 1

TIME LIMIT FILE: 7-31-06; LAST DAY FOR COUNCIL ACTION: 7-28-06  
IN COUNCIL: 7-12-06

Appeal filed by Todd Lucas Extra Space Storage, Sonia Ransom and Gerald Wells (Representatives), from the decision of the Central Area Planning Commission (CAPC) in part (appealing Condition Nos. 1 and 2), in approving Variances: (1) to permit two subterranean levels of the self storage use in the R4 Zone; (2) to permit the self storage use without a rear yard setback in the R4 Zone; (3) to permit the self storage facility in the CM Zone portion of the site with a Floor Area Ratio (FAR) of 3.6: 1 in lieu of the 1.5: 1 FAR permitted in the CM Zone and Height District No. 1; (4) to permit the self storage facility with 12 parking spaces in lieu of the required 31 parking spaces; (5) to permit access from a less restrictive to a more restrictive zone; (6) to permit an affordable housing project with 3,150 square feet of open space in lieu of the required 4,025 square feet to 3,150 square feet and a reduction in required trees from one tree for every four residential units to one tree for every seven residential units, subject to Conditions of Approval for property at 1521 West Pico Boulevard. (The CAPC indicates that the Conditional Use to permit 971 storage units and associated business office and caretaker's residential unit within a five-story 101,623, square-foot mixed use building in the CM Zone, and Site Plan Review approved for this project are not further appealable to Council.)

Applicant/Appellant: Todd Lucas, Extra Space Storage, Sonia Ransom and Gerald Wells (Representatives)

Commission Vote: 4-1

MND

Fiscal Impact Statement: No

DISPOSITION CONTINUED TO 7-25-06 IN PLUM & IN COUNCIL: 8-2-06

(16)

(a)

06-1178  
TT 62705  
CD 5

TIME LIMIT: 7-10-06; LAST DAY FOR COUNCIL ACTION: 7-7-06

Appeals filed by Diane Jubelier-Light and Jerry M. Mendelsohn from the entire action of the West Los Angeles Area Planning Commission in sustaining the decision of the Advisory Agency in approving Tentative Tract No. 62705 for the construction, use and maintenance of a maximum four-unit residential condominium for the proposed project located at 1333 South Beverly Glen Drive, subject to Conditions of Approval.

Applicant: Gila Sabet

MND

Commission Vote: 4-0

Fiscal Impact Statement: Yes, by Commission

DISPOSITION

(16b)

06-1178

APCW 2005-6658

ZC

CD 5

TIME LIMIT: 8-21-06; LAST DAY FOR COUNCIL ACTION: 8-18-06

Report from the West Los Angeles Area Planning Commission and Ordinance effecting a Zone Change from [Q]RD2-1VL-O to (T)(Q)Q]RD2-1VL-O, for a proposed one-lot subdivision, and construction of five condominium units on a 0.19 acre site at 1333 South Beverly Green Drive, subject to Conditions of Approval. (Representative for the applicant submitted a letter dated April 24, 2006, withdrawing the Zone Change application, item may be considered for receive and file.)

Applicant: Gila Sabet  
Commission Vote: 4-0

MND

Fiscal Impact Statement Submitted: Yes, by Commission

DISPOSITION \_\_\_\_\_

(17)

05-1500

ZA 2004-6021

ZV SPR-1A

CD 7

CONTINUED FROM PRIOR MEETINGS AND 3-28-06

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 7-11-06;

IN COUNCIL: 7-11-06

Appeals filed by Leslie Thorne, Moises Carillo, Cheri Blose, Catherine- Bartik Sweeny, April Washington, Anne Krall, Tammy Flores, and Rebecca L. Bascom, from the entire decision of the North Valley Area Planning Commission (NVAPC), in sustaining the decision of the Zoning Administrator in granting a Variance to permit a self-storage complex on property in the Southern California Edison right-of-way in the Public Facilities (PF), subject to conditions, as modified by the NVAPC for property located at 14490 Olive View Drive. (NVAPC also approved Site Plan Review for this project.) (Council referred matter back to Committee on 3-8-06)

Applicant: Richard Hall, RHC Communities/Pacific Storage  
Partners Karen Blakenzee, Pacific Planning , Representative  
Commission Vote: 5-0

MND

Fiscal Impact Statement Submitted: Yes, by Commission

DISPOSITION CONTINUED IN PLUM TO: 9-12-06; IN COUNCIL: 9-20-06

(18)

06-1058-S1  
CPC 2000-2276  
GPA VZC  
CD 11

TIME LIMIT: 8-30-06; LAST DAY FOR COUNCIL ACTION: 8-18-06

Reports from the Mayor, Director of Planning and City Planning Commission and Resolution relative to proposed General Plan Amendment to the Brentwood-Pacific Palisades Community Plan from the Minimum density Residential and Open Space land use designations to the Very Low I density Residential land use designation and from the Minimum density Residential and Public Facilities land use designations to the Open Space land use designations; and concurrent Zone Changes from RE40-1-H and [Q]A1-1 to [T][Q]RE20-1-H and from RE40-1-H and PF-1-XL to [T][Q]A1-1 in order to permit development of 29 single family residential dwellings on a proposed 32 lot subdivision, with three open space lots located at 2050 Stoney Hill Road, subject to Conditions of Approval - Window 147, Geographic Area No. 3 - Western Los Angeles.

Applicant: Castle & Cooke California, Inc.

EIR

Bruce Freeman

Commission Vote: 5-0

Fiscal Impact Statement: Yes, by Commission

DISPOSITION \_\_\_\_\_

(19)

06-1058  
VTT 53072-2A  
CD 11

CONTINUED FROM 5-23-06

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 7-12-06

IN COUNCIL: 7-12-06

Appeals filed by: Patricia Bell Hearst; Brentwood Hills Homeowners Association, John B. Murdock, Representative; Upper Mandeville Canyon Property Owners Association and Canyon Back Alliance, a non-profit, public benefit corporation, Thomas R. Freeman, Bird Marella and Robert Garcia, Esq. Representatives; Santa Monica Mountains Conservancy, Paul Edelman Representative; Betsey Landis on behalf of California Native Plant Society; and Save Our Mountains Inc. (SOMI), Eric F. Edmunds, Jr., Representative from the decision of the City Planning Commission (CPC) in whole and in part, in sustaining the decision of the Deputy Advisory Agency approval of Vesting Tentative Tract Map No. 53072, for a maximum of 29 single-family lots, with Lot Averaging, and three open space lots located at 2050 Stoney Hill Road, subject to Conditions of Approval.

Applicant: Castle and Cooke California, Inc.

EIR

Commission Vote: 5-0

Fiscal Impact Statement Submitted: No

DISPOSITION \_\_\_\_\_

(20)

98-0771-S1  
CPC 2003-7121  
GPA  
CD 11

TIME LIMIT: 8-10-06; LAST DAY FOR COUNCIL ACTION: 8-9-06

Report from the Mayor, Director of Planning and City Planning Commission relative to disapproval of a proposed General Plan Amendment to redesignate Canyonback Road from a Hillside Collector Street to a Local Street west of Mountaingate Drive, located within the Brentwood-Pacific Palisades Community Plan - Window 147, Geographic Area No. 3 - Western Los Angeles.

Applicant: City of Los Angeles  
Commission Vote: 5-0

MND

Fiscal Impact Statement Submitted: No

DISPOSITION \_\_\_\_\_

(21)

06-0980  
CPC 2004-7036  
CU  
CD 12

CONTINUED FROM 6-13-06

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 7-12-06

IN COUNCIL: 7-12-06

Appeals filed by Dennis M. Schwartz and Jeannette Ann Plumb from the entire/in part decision of the City Planning Commission (CPC) in approving a Conditional Use to allow for: expansion of the school use to the 5.16 acre (RA-1 zoned parcel); construction, use and maintenance of nine parking spaces and of a new 1,200 square foot storage building on the 5.16 net acre; retention and continued use and maintenance of a 3,840 square foot modular classroom building and of a 1,463 square foot modular Information Technology and Library building, modular Administration and classroom building; construction, use and maintenance of a 15,250 square foot multi-purpose building (in lieu of the previously approved 28,000 square foot multi-purpose building); school bus loading zone in the public right-of-way on the Rinaldi Street frontage; and school crosswalk on Rinaldi Street for property at 11052 North Independence Avenue, subject to Conditions of Approval. (CPC also disapproved the request to allow for the construction, use and maintenance of nine parking spaces on OS-1XL zoned L.A. County Flood Control District property, and recommended that the applicant obtain a Variance for the request.)

Applicant: Sierra Canyon High School Foundation, Howard Wang  
Commission Vote: 7-0

MND

Fiscal Impact Statement Submitted: Yes, by Commission

DISPOSITION \_\_\_\_\_

(22)

Director of Planning's oral status report relative to ongoing development of city planning policies, work program, operations and other items of interest.

COMMENTS FROM PUBLIC ON ITEMS OF PUBLIC INTEREST  
WITHIN COMMITTEE'S SUBJECT MATTER JURISDICTION

IF YOU CHALLENGE THIS COMMITTEE'S ACTION(S) IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY CLERK AT OR PRIOR TO, THE PUBLIC HEARING. ANY WRITTEN CORRESPONDENCE DELIVERED TO THE CITY CLERK BEFORE THE CITY COUNCIL'S FINAL ACTION ON A MATTER WILL BECOME A PART OF THE ADMINISTRATIVE RECORD.

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