

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 27, 2009, 8:30 A.M.
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

William Roschen, President
Regina M. Freer, Vice President
Sean O. Burton, Commissioner
Diego Cardoso, Commissioner
Robin R. Hughes, Commissioner
Fr. Spencer T. Kezios, Commissioner
Cindy Montañez, Commissioner
Barbara Romero, Commissioner
Michael K. Woo, Commissioner

S. Gail Goldberg, Director
Vincent P. Berton, Deputy Director
John M. Dugan, Deputy Director
Eva Yuan-McDaniel, Deputy Director

James Williams, Commission Executive Assistant I

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s)

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 STAFF.**

The Commission has adopted rules regarding written submissions to ensure that it has reasonable and appropriate opportunity to review your materials. The mailing and email addresses, deadlines, page limits, and required numbers of copies for your advance submissions may be found at www.planning.lacity.org under "Forms and Instructions". Day of hearing submissions (15 copies must be provided) are limited to 2 pages plus accompanying photographs, posters, and PowerPoint presentations of 5 minutes or less. Non-complying materials will NOT be distributed to the Commission.

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.

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 agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. **If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.**

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 at www.planning.lacity.org. **Click the Meetings and Hearings" link. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.**

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

1. **DIRECTOR'S REPORT**

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update
- C. 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 five (5) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to three (3) 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-2008-3222-GPA-ZC](#)
CEQA: ENV-2007-0804-MND
Plan: Wilmington-Harbor City

Council District: 15
Expiration Date: 9-08-09
Appeal Status: ZC Appealable by
Applicant if disapproved in whole or in
part

PUBLIC HEARING – Continued from August 13, 2009

Location:

25941, 25949 South Belle Porte Avenue

Proposed Project:

The demolition of an existing union hall and office building to permit the construction of 30 residential townhome style dwelling units in four separate buildings which will be two stories and 25 feet high over semi-subterranean two car garages.

Requested Actions:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment (Periodic Plan Review for Window No. 166, Geographic Area 2) to the Wilmington-Harbor City Community Plan to amend the Land Use Map to remove the MR1 designation on the site which, pursuant to Footnote Number 12 of the Community Plan identifies specific Limited Manufacturing areas proposed for the MR1 and MR2 zones.
2. Pursuant to Section 12.32 F of the Municipal Code, a Zone Change from [Q]MR1-1VL (Restricted Industrial Zone; 3 stories or 45 feet tall) to [Q]CM-1VL (Commercial Manufacturing Zone; 3 stories or 45 feet tall).
3. Pursuant to Section 21082.1 (c) (3) of the California Public Resources Code, the adoption of Mitigated Negative Declaration number ENV-2007-0804-MND and the required findings for the above project.

Applicant: Ricardo F. Icaza, United Food and Commercial Workers Union
Rep.: Darlene Kuba

Recommended Actions:

1. Deny and recommend that the City Council deny the requested Plan Amendment to the Wilmington-Harbor City Community Plan to remove the MR1 designation from the property in question.
2. Deny the requested zone change from the [Q]MR1-1VL zone to the [Q]CM-1VL zone.
3. Adopt Mitigated Negative Declaration No. ENV-2007-0804-MND.
4. Adopt the attached findings as the findings of the City Planning Commission.

Staff: Charles Rausch Jr., (213) 978-1167

5. [CPC-2009-1718-CU](#)
CEQA: ENV-2009-1719-CE
Plan: Arleta-Pacoima

Council District: 7
Expiration Date: 8-27-09
Appeal Status: Appealable to City
Council

PUBLIC HEARING – Completed on July 21, 2009

Location:

12546-12550 W. Van Nuys Boulevard

Requested Action:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-U, a conditional use to allow the continued use and operation of a charter school serving a maximum 350 students in the A2-1 Zone. The school will operate from 7:00 A.M. to 7:30 P.M. Monday through Friday, with two open house meetings per year, nine parent-teacher meetings per year, and one graduation event per year with special events concluding at 10:00 P.M.
2. On June 8, 2009, the subject project was issued a Categorical Exemption, Class 1, Category 22 (ENV-2009-1719-CE), pursuant to the City CEQA Guidelines, Article VII, Section 1, State EIR Guidelines, Section 15100.

Proposed Project:

The continued use and operation of a charter school serving grades 9 through 12, a maximum enrollment of 350 students and employing a maximum of 30 staff members. The existing school includes 9,913 square feet of floor area in permanent buildings, five modular structures totaling 6,850 square feet for a total of 16,763 square feet and 64 on-site parking spaces on 2.4 acre site.

Applicant: Discovery Charter Preparatory School
Rep: Rosenheim & Associates, Inc.

Recommended Action:

1. Approve a Conditional Use Permit to allow the continued operation of a charter school and increasing the student enrollment to 350 students and 30 employees from the previously allowed 300 students and 22 staff members within the existing 16,763 square feet of total floor area, including 9,913 square feet of floor area in permanent buildings, and 6,850 square feet within five modular structures, and 64 on-site parking spaces on the 2.4 acre site.
2. Adopt the attached Findings.
3. Approve ENV-2009-1719-CE (Categorical Exemption, CEQA).
4. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Luciralia Ibarra, (213) 978-1394

6. [CPC-2007-3176-ZC-GPA-ZAD](#)
CEQA: ENV-2007-3143-MND
Plan: Mission Hills-Panorama City

Council District: 7
Expiration Date: 9-01-09
Appeal Status: ZAD appealable to City Council, ZC appealable by applicant if disapproved in whole or in part

PUBLIC HEARING – Completed on June 15, 2009

Location:

8961, 8967, 9001 and 9019 N. Noble Avenue and
City-Initiated Added Areas (Seven Lots)
8921, 8925, 8939, 8945, 8949, and 9031 N. Noble Avenue and 15109 West Rayen Street

Requested Action:

1. Applicant-Initiated Request
 - a. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment (Periodic Plan Review for Window No. 169, Geographic Area 1) to the Mission Hills-Panorama City-North Community Plan from Low Density Residential to Low Medium I Density Residential.
 - b. Pursuant to Section 12.32-F of the LAMC, a Zone Change from RA-1 (One Family, Suburban Zone) to [T][Q]RD3-1 (Restricted Density Multiple Dwelling Zone).
 - c. Pursuant to Section 12.24-X,7 of the LAMC, a Zoning Administrator's Determination from Section 12.21-C,1(g) to permit a six-foot high concrete block wall in the front yard setback in lieu of the maximum 42 inch wall permitted.
 - d. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration, ENV-2007-3143-MND, for the applicant-initiated request.
2. City Initiated Added Areas*
 - a. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment (Periodic Plan Review for Window No. 169, Geographic Area 1) to the Mission Hills-Panorama City-North Hills Community Plan from Low Density Residential to Low Medium I Density Residential.
 - b. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration, ENV-2007-3143-MND, for the City-initiated Added Areas.

** No specific development projects are proposed for the Added Areas. Any future projects in these Added Areas will require a corresponding zone change consistent with the City Council-approved General Plan land use category.*

Proposed Project:

The applicant is proposing the construction of 29 single family homes, two-stories, approximately 26 feet in height, with 2-car garage parking spaces for each home, and 15 guest parking spaces (73 total parking spaces) on a 91,800 square-foot lot. In addition, the applicant is requesting a Zoning Administrator Determination to allow a 6-foot high concrete wall in the front yard setback in lieu of the maximum 42 inch wall permitted.

Applicant: MWH Development, Scott Adler

Recommended Action:

1. Approve and recommend for the Applicant project site at 8961, 8967, 9001, and 9019 North Noble Avenue that the City Council adopt a General Plan Amendment (Periodic Plan Review for Window No. 169, Geographic Area 1) to the Mission Hills-Panorama City-North Hills Community Plan from Low Density Residential to Low Medium I Density Residential.

2. Approve and recommend for the seven (7) City-initiated Added Areas at 8921, 8925, 8939, 8945, 8949, and 9031 North Noble Avenue and 15109 West Rayen Street that the City Council adopt a General Plan Amendment (Periodic Plan Review for Window No. 169, Geographic Area 1) to the Mission Hills-Panorama City-North Hills Community Plan from Low Density Residential to Low Medium I Density Residential.
3. Approve and recommend for ONLY the Applicant site at 8961, 8967, 9001, and 9019 North Noble Avenue that the City Council adopt a Zone Change from RA-1 (One Family Zone) to [T][Q]RD4-1 (Restricted Density Multiple Dwelling Zone), subject to the attached conditions of approval.
4. Disapprove a Zoning Administrator's Determination from Section 12.21-C,1(g) to permit a six-foot high concrete block wall in the front yard setback in lieu of the maximum 42 inch wall permitted.
5. Adopt the Mitigated Negative Declaration No. ENV-2007-3143-MND as adequate environmental clearance for the Applicant's proposed project and the City initiated Added Areas.
6. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Staff: Thomas Glick, (818) 374-5062

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| <p>7. CPC-2008-3418-GPA-ZC
 CEQA: ENV-2008-2642-MND
 Plan: Mission Hills-Panorama City-North Hills</p> | <p>Council District: 7
 Expiration Date: 11-25-09
 Appeal Status: ZC appealable by applicant if disapproved in whole or in part</p> |
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PUBLIC HEARING – Completed on June 19, 2009

Location:
 8904 N. Willis Avenue

Requested Action:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment (Periodic Plan Review for Window 177, Geographic Area 1) to the Mission Hills-Panorama City-North Hills Community Plan from Low Medium II Density Residential to Medium Density Residential land use; and
2. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from RA-1 (Suburban Zone) to (T)(Q)R3-1 (Multiple Dwelling Zone).
3. Pursuant to Section 21082.19(c)(3) of the California Public Resources Code Adoption of Mitigated Negative Declaration No. ENV-2008-2642-MND and associated Findings.

Proposed Project:

Demolition of an existing single-family dwelling for the construction of a Very-Low-Income Senior Citizen Housing Apartment building consisting of 42 units (31 units permitted by the proposed R3-1 Zone and 11 density bonus units permitted by California Government Code Section 65915(g)(1)), three-stories, with a maximum height of 40 feet, approximately 36,271 square-feet. The project will provide 21 subterranean parking spaces on an approximate 25,581 square-foot lot.

Applicant: Willis Avenue Apartments, L.P.
Representative: Rosenheim and Associates, Inc.

Recommended Action:

1. Approve and Recommend that the City Council Adopt the requested General Plan Amendment to the Mission Hills-Panorama City-North Hills Community Plan from Low Medium II Density Residential to Medium Density Residential.
2. Approve and Recommend that the City Council adopt a Zone Change from RA-1 to (T)(Q)R3-1, subject to the attached Conditions of Approval.
3. Adopt Mitigated Negative Declaration No. ENV-2008-2642-MND and associated Findings.
4. Adopt the attached Findings.
5. Advise the applicant that, pursuant to State fish and Game Code Section 711.4, a Fish and Game Fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Lynda Smith, (213) 978-1170

8. **CPC-2009-478-GPA-ZC-ZAA-ZAD-SPP** Council District: 2
CEQA: ENV-2008-5049-MND Expiration Date: 11-25-09
Plan: Sun Valley-La Tuna Canyon Appeal Status: Appealable to City Council,
ZC appealable by applicant if disapproved
in whole or in part

PUBLIC HEARING – Completed on June 8, 2009

Location:

9999 W. Edmore Place

Requested Action:

1. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment (Periodic Plan Review for Window No. 181, Geographic Area 1) to the Sun Valley – La Tuna Canyon Community Plan from Minimum Residential to Low Density Residential to Lot 1 to Lot 8;
2. Pursuant to Section 12.32 F of the Municipal Code, a Zone Change from A1-1 (Agriculture zone) to RE9-1 (Residential Estate zone) for Lot 1 through Lot 8;
3. Pursuant to Section 12.28 of the Municipal Code, an Adjustment from Section 12.07.01 C.4 to permit a reduced lot width of 53 feet for Lot 1 and a reduced lot width of 51 feet for Lot 6 in lieu of the minimum lot width of 65 feet otherwise required;
4. Pursuant to Section 12.24 X 26 of the Municipal Code, a Determination to permit three retaining walls for Lot 2 in lieu of the maximum of two retaining walls in a hillside area otherwise permitted;
5. Pursuant to Section 11.5.7 C of the Municipal Code, a Project Permit Compliance with the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan;
6. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration, ENV-2008-5049-MND, for the above project.

Proposed Project:

The construction of 8 detached single family dwellings with two or three on-site covered parking spaces per dwelling unit, height ranging 28 feet 3 inches to 45 feet, on two parcels totaling 11.61 acres to be subdivided into nine parcels with a minimum size of 20,000 square feet per lot.

Parcel 1 is proposed to be subdivided into two lots (Lot 7 & Lot 8); Parcel 2 is proposed to be subdivided into seven lots (Lot 1 to Lot 6 & Lot 9) with Lot 9 to remain undeveloped. Lot 9 is approximately 7.804 acres, and is proposed to retain its existing A1-1 zone. (Note: Vesting Tentative Tract No. 70961 has been filed for residential purposes and will require a separate hearing before the Advisory Agency at a later date.)

Applicant: Maxwell M. Blecher, MJS Enterprises, Inc.
Representative: Art Simonian

Recommended Action:

1. Approve and recommend that the City Council approve the requested General Plan Amendment from Minimum Residential to Low Density Residential to Lot 1 to Lot 8;
2. Approve and recommend that the City Council approve the Zone Change from A1-1 (Agriculture zone) to (T)(Q)RE9-1 (Residential Estate zone) for Lot 1 through Lot 8; with attached conditions of approval;
3. Approve an Adjustment from Section 12.07.01 C.4 to permit a reduced lot width of 53 feet for Lot 1 and a reduced lot width of 51 feet for Lot 6 in lieu of the minimum lot width of 65 feet otherwise required;
4. Approve a Determination to permit three retaining walls for Lot 2 in lieu of the maximum of two retaining walls in a hillside area otherwise permitted;
5. Approve a Project Permit Compliance with the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan, with attached conditions of approval;
6. Adopt Mitigated Negative Declaration No. 2008-5049-MND;
7. Adopt the attached Findings;
8. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

Staff: Frank Quon, (818) 374- 5036

9. [CPC-2008-2100-GPA-ZC-BL](#) Council District: 12
CEQA: ENV-2008-1541-MND Expiration Date: 11-25-09
Plan: Northridge Appeal Status: ZC and BL appealable by applicant if disapproved in whole or in part

PUBLIC HEARING – Completed on June 19, 2009

Location:

9933 N. White Oak Avenue

Requested Action:

1. Pursuant to Section 11.5.8 of the Municipal Code, a General Plan Amendment (Periodic Plan Review for Window No. 177, Geographic Area1) to the Northridge Community Plan from Low I Density Residential to Low Medium I Density Residential; and
2. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from RA-1 (Suburban Zone) to (T)(Q)RD3-1 (Restricted Multiple Dwelling Zone); and
3. Pursuant to Section 12.32R of the Municipal Code, a Building Line Removal of a 25-foot building line on White Oak Avenue established by Ordinance 102,141 for the remaining 10

- feet of the northerly portion of the property; and
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code Adopt Mitigated Negative Declaration ENV-2008-1541-MND, a mitigated negative declaration per the California Environmental Quality Act, for the General Plan Amendment from Low Density Residential to Low Medium I Density Residential and for the Zone Change from RA-1 (Suburban Zone) to (T)(Q)RD3-1 (Restricted Density Multiple Family Dwelling Zone) to allow the construction, use and maintenance of 3 detached single-family dwellings pursuant to the Small Lot Ordinance incident to a Preliminary Parcel Map.

Proposed Project:

Construction of three detached single-family dwellings pursuant to the Small Lot Subdivision Ordinance, two stories, approximately 24 feet, 3 inches in height, approximately 1,900 square-feet each with a 430 square-foot garage, on approximately 11,107 square-foot net lot parcel.

Applicant: David Ordin / Claremont Investments, Inc.
Representative: Greg Taylor

Recommended Action:

1. Approve and recommend that the City Council Adopt the requested General Plan Amendment from Low Residential to Low Medium I Residential for the subject property.
2. Approve and recommend that the City Council adopt the Zone Change from RA-1 to (T)(Q)RD3-1 for the subject property to the attached conditions of approval.
3. Adopt the attached Findings.
4. Approve and recommend the City Council adopt Mitigated Negative Declaration ENV-2008-1541-MND, a mitigated negative declaration per the California Environmental Quality Act, to allow the construction, use and maintenance of 3 detached single-family dwellings pursuant to the Small Lot Ordinance incident to a Preliminary Parcel Map.
5. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and / or Certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Dave Silverman (818) 374-9917

10. [CPC-2008-4283-CU](#) Council District: 3
CEQA: ENV-2008-4284-MND Expiration Date: 9-30-09
Plan: Canoga Park-Winnetka-Woodland Hills Appeal Status: Appealable to City Council
Hills

PUBLIC HEARING – Completed on July 17, 2009

Location:

21616 W. Roscoe Boulevard

Requested Action:

1. Pursuant to Section 12.24 U 22 (a) of the Municipal Code, a Conditional Use to allow a recycling “Buyback Center” for the depositing of glass, cans, papers, plastic, beverage containers, and similar Recyclable Collection or Buyback Centers and Mobile Recycling Centers, in the C2, C5, CM, P, PB, MR1, M1 or MR2 Zones, provided that the facility complies with all of the conditions set forth in Section 12.21 A.18 (d), except when the

- conditions are specifically modified by the City Planning Commission.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (ENV-2008-4284-MND) for the above referenced project.

Proposed Project:

Relocation, installation and operation of an existing recycling “Buyback Center” for the collection of cans and bottles (plastic and glass) consisting of two, 8-feet by 24-feet by 8-feet mobile roll-off storage containers and a 6 feet by 6 feet collapsible canopy with a total area for depositing recycling materials not to exceed 600 square-feet and to be relocated to the northwest corner of a [Q]CM-1VL Zoned property consisting of a commercial shopping center, including a market (“7/11”), to be located within 60 feet of a Residential Zone and less than 10 feet from the nearest property line on an approximate 29,909 square-foot lot. The hours of operation are proposed from 8 A.M. to 6 P.M., Monday through Sunday.

Applicant: Michael Ameri
Rep: Al Demick

Recommended Action:

1. Disapprove the request.
2. Adopt the attached Findings.
3. Do not adopt Mitigated Negative Declaration (ENV-2008-4284-MND).

Staff: Andrew Montealegre, (213) 978-1396

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| 11. | CPC-2009-258-HPOZ
CEQA: ENV-2009-259-CE
Plan: Granada Hills-Knollwood | Council District: 12
Expiration Date: N/A
Appeal Status: N/A |
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PUBLIC HEARING – Completed on May 29, 2009

Location:

Generally located on Lisette Street, Nanette Street, Jimeno Avenue and a portion of Darla Avenue.

Requested Action:

Pursuant to Section 12.20.3.F.4 of the Los Angeles Municipal Code, the City Planning Commission shall recommend to approve, approve with changes, or disapprove the consideration to establish the boundaries of the proposed Balboa Highlands Historic Preservation Overlay Zone. Adopt the Categorical Exception No. ENV-2009-259-CE.

Proposed Project:

Establishment of the Balboa Highlands Historic Preservation Overlay Zone (HPOZ).

Applicant: City of Los Angeles

Recommended Action:

1. Approve the establishment of the Balboa Highlands Historic Preservation Overlay Zone (HPOZ) and recommend that the City Council approve and adopt an Ordinance to establish the boundaries of the proposed Balboa Highlands HPOZ as shown on Exhibit E-1;
2. Find that the boundaries of the Balboa Highlands HPOZ are appropriate and that the proposed Historic Preservation Overlay Zone meets one or more of the required criteria pursuant to Los Angeles Municipal Code Section 12.20.F 3 (c);
3. Approve the Staff Report and the Exhibits as the Commission Report;
4. Adopt the Categorical Exception No. ENV-2009-259-CE;
5. Adopt the attached Findings.

Staff: Robert Duenas, (818) 374-5058

12. **CPC-2002-6583-SP-PA1**

CEQA: ENV-2009-0832-CE
Plans: Various (6 total)

Council Districts: 2, 3, 4, 5, 11
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING – Not required

Location:

Within the Mulholland Specific Plan Area

Requested Action:

1. Amendments to the Mulholland Scenic Parkway Specific Plan Design and Preservation Guidelines to incorporate sustainable building practices.
2. Adopt Categorical Exemption No. ENV-2009-0832-CE.

Proposed Project:

City initiated amendments to the Mulholland Scenic Parkway Specific Plan Design and Preservation Guidelines.

Applicant: City of Los Angeles

Recommended Action:

1. Approve the proposed amendments to the Mulholland Scenic Parkway Specific Plan Design and Preservation Guidelines.
2. Approve the Staff Reports and Exhibits as the Commission Report.
3. Adopt the Findings of the Director of Planning
4. Adopt Categorical Exemption No. ENV-2009-0832-CE.

Staff: Oliver Netburn, (818) 374-5038

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, September 10, 2009**
City Hall
200 N. Spring Street 10th Floor
Los Angeles, CA 90012

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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. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **72 hours prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at CPC@lacity.org.