

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

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, MARCH 24, 2016 after 8:30 a.m.  
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR  
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

David H. Ambroz, President  
Renee Dake Wilson, AIA, Vice President  
Robert L. Ahn, Commissioner  
Caroline Choe, Commissioner  
Richard Katz, Commissioner  
John W. Mack, Commissioner  
Samantha Millman, Commissioner  
Veronica Padilla, Commissioner  
Dana Perlman, Commissioner

Vincent P. Bertoni, AICP, Director  
Lisa M. Webber, AICP, Deputy Director  
Jan Zatorski, Deputy Director

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No. 4, 5, 7.

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.**

***Written submissions are governed by Rule 10 of the Los Angeles City Planning Commission Rules and Operating Procedures, a copy of which is posted online at <http://cityplanning.lacity.org/Forms/Procedures/CpcPolicy.pdf>. Day of hearing submissions (20 copies must be provided) are limited to 2 pages plus accompanying photographs. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the CPC, and will not be included in the official administrative record for the item at issue.***

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. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

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) 978-1300 or by e-mail at [CPC@lacity.org](mailto:CPC@lacity.org).

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](http://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
- C. Minutes of Meeting – February 25, 2016 and March 10, 2016

**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-2015-2328-CA-GPA](#)  
CEQA: ENV-2015-2329-CE  
Plan Areas: All

Council Districts: All  
Expiration Date: N/A  
Appeal Status: Not appealable

**PUBLIC HEARING**

**Location:** CITYWIDE

**Proposed Project:**

A proposed ordinance amending Sections 12.21, 12.33, 17.03, 17.07, 17.12, 17.58, and 19.17 of the Los Angeles Municipal Code and a resolution amending the Public Recreation Plan of the Service Systems Element of the Los Angeles City General Plan to modernize the City's Park Fee (currently the Quimby and Finn fees) to mitigate park and open space impacts from residents of new residential projects.

**Applicant:** City of Los Angeles

**Recommended Actions:**

1. Adopt the staff report as its report on the subject.
2. Adopt the Findings.
3. Adopt the Categorical Exemption, ENV-2015-2329-CE as the CEQA clearance on the subject.
4. Approve the proposed ordinance and recommend its adoption by the City Council.
5. Approve the proposed resolution to amend the Public Recreation Plan, a portion of the Service Systems Element of the General Plan, and recommend its adoption by the City Council.

**Staff:** Kinikia Gardner (213) 978-1445

5. [DIR-2014-4911-DB-1A](#)  
CEQA: ENV-201-4912-CE  
Plan Area: Palms-Mar Vista-  
Del Rey-Palms

Council District: 5 – Koretz  
Expiration Date: Not Provided  
Appeal Status: Not further appealable

**PUBLIC HEARING**

**Location:** 3748 – 3754 S. VETERAN AVENUE

**Requested Actions:**

1. An appeal of the entire Director's Determination approving a Density Bonus project totaling 15 dwelling units and one guest room, reserving at least 18 percent, or 2 dwelling units of the 11 base dwelling units permitted on the site, for Very Low Income household occupancy for a period of 55 years, with the following requested incentives:
  - a. Height. An increase in allowable maximum height from 45 feet to 56 feet.
  - b. Density Calculation. Allow the land required by dedication to be included as lot area for the purpose of calculating maximum density permitted.

**Applicant:** Behzad Javidzad  
**Appellant:** Kwi-Nam Jung Lee

**Recommended Actions:**

1. Deny the Appeal.
2. Sustain the Determination of the Director of Planning approving two on-menu Density Bonus Affordable Housing Incentives to allow the construction of 15 residential dwelling units and one guest room.
3. Approve a technical correction to modify Condition 9 to read as follows: Height. The maximum height of the building shall be ~~56 feet~~ **50 feet 11 inches**.
4. Find that a Categorical Exemption, ENV-2014-4912-CE, is an adequate environmental clearance, pursuant to the California Environmental Quality Act (CEQA), Article 19 and Section 15332 of the California Public Resources Code.

**Staff:** Alan Como (213) 473-9985

6. **CPC-2014-674-CU-ZV** Council District: 6 – Martinez  
CEQA: ENV-2013-3846-MND Expiration Date: 3-25-16  
Plan Area: Sun Valley-La Tuna Canyon Appeal Status: Appealable to City Council

**PUBLIC HEARING** – Completed on December 14, 2015

**Location:** 8701, 8721, 8727, 8729, 8731, 8735, 8741, 8745 N. SAN FERNANDO ROAD

**Proposed Project:**

The applicant, Sun Valley Paper Stock, Inc. is requesting an increase to its existing Materials Recovery Facility (MRF) and Refuse Transfer Station operations, on an approximately 180,000 square-foot lot, to process up to 1,500 tons per day of recyclable material and other municipal solid waste. The material processed for recycling includes, but is not limited to, paper, glass, plastic, and metal. In processing the recycling material, the facility also processes municipal solid waste. Both the recyclables and the municipal solid waste are then transferred from the site. The facility, under a previously approved entitlement on October 13, 2005, case CPC-2002-6068-CU-ZV, is currently allowed a maximum amount of 750 tons per day of material to be processed. No new construction or alteration of the existing 77,000 square feet of building space on-site is proposed as part of this requested project. The facility will continue to operate 24 hours per day, seven days per week. The applicant request under this instant case, if approved by City Planning Commission, will supersede City Planning Commission's approval under CPC-2002-6068-CU-ZV.

**Applicant:** Stephen A. Young, Sun Valley Paper Stock Inc.  
Representative: Cynthia Liles, Clements Environmental

**Requested Actions:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (ENV-2013-3846-MND) for the above referenced Project.
2. Pursuant to Section 12.24-U.22 of the Los Angeles Municipal Code, a Conditional Use Permit, for the expansion of the existing MRF, to permit up to 1,500 tons per day of:
  - a) Recycling Materials Sorting in the M and MR Zones when the facility is not in compliance with all the performance conditions set forth in LAMC Section 12.21-A.18(e).
  - b) Recycling Materials Processing in the M2 and M3 Zones when the facility is not in compliance with all of the performance conditions set forth in LAMC Section 12.21-A.18(f).
3. Pursuant to Section 12.27-B of the Municipal Code, a Variance to permit an expansion of a Solid Waste Processing and Refuse Transfer Station which is otherwise not a permitted use in the M2 Zone (LAMC Section 12.19).

**Recommended Actions:**

1. Adopt the Mitigated Negative Declaration (ENV-2013-3846-MND) for the above referenced Project;
2. Approve a Conditional Use Permit to permit the expansion of Recycling Materials Sorting in the M and MR Zones up to a maximum of 900 tons per day inclusive of all other recycling and municipal solid waste operations, pursuant to Section 12.24-U.22 of the Los Angeles Municipal Code, for the subject property, subject to the Conditions of Approval.
3. Approve a Conditional Use Permit to permit the expansion of Recycling Materials Processing in the M2 and M3 Zones up to a maximum of 900 tons per day inclusive of all other recycling and municipal solid waste operations, pursuant to Section 12.24-U.22 of the LAMC, for the subject property, subject to the Conditions of Approval.
4. Approve a Zone Variance to permit an expansion of a Municipal Solid Waste Refuse Transfer Station otherwise not permitted in the M2 zone up to a maximum of 900 tons per day inclusive of all other recycling and municipal solid waste operations, pursuant to Section 12.27-B of the LAMC, for the subject property, subject to the Conditions of Approval.
5. Adopt the Findings.
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.
7. Advise the Applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice and Determination (NOD) filing.

**Staff:** Thomas Glick (818) 374-5062

7. [CPC-2013-3862-CDO-ZC](#) Council District: 4 – Ryu  
CEQA: ENV-2013-3863-ND Expiration Date: N/A  
Plan Area: Sherman Oaks-Studio City- Appeal Status: N/A  
Toluca Lake-Chauenga Pass

**PUBLIC HEARING**

**Location:** The area consists of the parcels fronting on Riverside Drive generally bound by Sancola to the west, Clybourn Avenue to the east, the Ventura SR 134 Freeway to the north, and the Single Family neighborhood south of Alley B to the south.

**Proposed Project:**

The adoption of the Toluca Lake Village Community Design Overlay (CDO) Development Regulations and Design Guidelines and Zone Change to accommodate for the associated Q-conditions which together apply restrictions for site planning; height and massing; building frontages; building design; and signage within the proposed boundary.

**Requested Actions:**

1. Pursuant to Section 13.08 E of the Municipal Code, the adoption of the Toluca Lake Village Community Design Overlay (CDO) Development Regulations and Design Standards.
2. Pursuant to Section 12.32(C) of the Los Angeles Municipal Code, a Zone Change to those parcels lying within the Toluca Lake Village CDO area from P-1-CDO to [Q] P-1-CDO, P-1VL-CDO to [Q]P-1VL-CDO, [Q]C2-1VL-CDO [Q]C2-1VL-CDO, [Q]C2-1VL-CDO-RIO to [Q]C2-1VL-CDO-RIO and [Q]RD3-1-CDO-RIO to [Q]RD3-1-CDO-RIO.
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of Negative Declaration No. ENV-2013-3863-ND.

**Applicant:** City of Los Angeles

**Recommended Actions:**

1. Approve the proposed Toluca Lake Village Community Design Overlay Development Regulations and Design Guidelines.
2. Approve and Recommend that the City Council Adopt the Zone Change Ordinance establishing the CDO Development Regulations as [Q], Qualified, Conditions from those parcels within the proposed district from P-1-CDO to [Q] P-1-CDO, P-1VL-CDO to [Q]P-1VL-CDO, [Q]C2-1VL-CDO [Q]C2-1VL-CDO, [Q]C2-1VL-CDO-RIO to [Q]C2-1VL-CDO-RIO and [Q]RD3-1-CDO-RIO to [Q]RD3-1-CDO-RIO.
3. Approve and Recommend that the City Council Adopt Negative Declaration No. ENV-2013-3863-ND.
4. Adopt the Findings.

**Staff:** Christine Saponara (213) 978-1363

The next scheduled regular meeting of the City Planning Commission will be held on:

**Thursday, April 14, 2016**

**Los Angeles City Hall  
Public Works Board Room 350  
200 N. Spring Street  
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](mailto:CPC@lacity.org).