

## COMMISSION MEETING AUDIO

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, SEPTEMBER 22, 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-Campos, Commissioner  
Dana Perlman, Commissioner

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

James K. Williams, Commission Executive Assistant II

**CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING**

**TO REQUEST A COPY ON COMPACT DISC,  
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

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 – September 8, 2016

3. **NEIGHBORHOOD COUNCIL PRESENTATION:**

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

4. **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.

5. **CONSENT CALENDAR** (Item Nos. 5a, 5b, 5c, 5d)

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

5a. **CPC-2016-778-VZC**

CEQA: ENV-2016-779-ND

Plan Area: Van Nuys-North Sherman Oaks

Council District: 4 – Ryu

Expiration Date: 10-31-16

Appeal Status: Appealable to City Council by applicant only, if disapproved in whole or in part

**PUBLIC HEARING** – Completed on July 19, 2016

**Location:** 14006 WEST RIVERSIDE DRIVE

**Proposed Project:**

Conversion of existing retail stores and back-of-house space into eight (8) new restaurants, in addition to the three (3) existing restaurants. The property is subject to existing (Q) Qualified zoning conditions, implemented by Ordinance No. 170151, which allowed for a maximum of three (3) sit-down restaurants at the mall. The applicant is requesting a Vesting Zone Change to update the Q Conditions in the Ordinance to allow eight additional restaurants, with hours of operation for all restaurants of Sunday through Thursday from 7:00 am to 11:00 pm, and Friday and Saturday from 7:00 am to 12:00 am.

**Requested Actions:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Negative Declaration (ENV-2016-779-ND) for the above referenced project.
2. Pursuant to LAMC Section 12.32-Q.3, a Vesting Zone Change to modify previously adopted "Q" Condition No. 12 to allow the addition of eight new restaurants otherwise not permitted under the exiting "Q" Condition.
3. Pursuant to LAMC Section 12.32-Q.3, a Vesting Zone Change to modify previously adopted "Q" Condition No. 15 to allow hours of operation for all restaurants Sunday through Thursday from 7:00 a.m. to 11:00 p.m., and Friday and Saturday from 7:00 a.m. to 12:00 a.m.

**Applicant:** Sherman Oaks Fashion Associates, LP  
Representative: Heather Crossner, Latham & Watkins, LLP

**Recommended Actions:**

1. Adopt Negative Declaration No. ENV-2016-779-ND as environmental clearance for the project.
2. Recommend that City Council approve a Vesting Zone Change to modify previously adopted "Q" Condition No 12 to allow the addition of eight new restaurants otherwise not permitted under the exiting "Q" Condition.
3. Recommend that City Council approve a Vesting Zone Change to modify previously adopted "Q" Condition No 15 to allow for operating hours Sunday through Thursday from 7:00 am to 11:00 pm, and Friday and Saturday from 7:00 am to 12:00 am.
4. Advise the applicant that pursuant to State Fish and Wildlife Code Section 711.4, a Fish and Wildlife Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

**Staff:** Heather Bleemers (213) 978-0092

5b. [CPC-2015-3338-DB-SPR-SPP](#)

CEQA: ENV-2015-3339-MND

Plan Area: North Hollywood-Valley Village

Council District: 2 – Krekorian

Expiration Date: 9-28-16

Appeal Status: Appealable to City Council

**PUBLIC HEARING** – Completed on August 22, 2016

**Location:** 12444 CHANDLER BOULEVARD, (12438-12462 WEST CHANDLER BOULEVARD, 5353 NORTH WILKINSON AVENUE, 5350 – 5354 NORTH WHITSETT AVENUE)

**Proposed Project:**

The construction, use, and maintenance of a new, 62,481 square-foot, five-story, 56 feet tall, mixed-use building consisting of 69 multi-family residential units (55 one-bedroom units and 14 two-bedroom units) over 5,000 square feet of ground-floor commercial retail and restaurant space and 470 square feet of community center space on 27,822 square foot-site in the [Q]C2-1VL Zone. In addition to the parking for the retail uses on the ground floor, parking for the residents will be provided in two underground levels. The proposed building will provide a total of 140 automobile parking spaces and 82 bicycle parking spaces. The project will include nine (9) density bonus units reserved for Very Low Income Households.

A haul route is necessary as the project will involve the grading and export of approximately 18,000 cubic yards of dirt to accommodate the subterranean parking garage. Vehicle access will be provided via the existing alley along the site's southern boundary. Approximately 6,900 square feet of open space will be provided.

**Requested Actions:**

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, a Density Bonus for the construction of a mixed-use development with 69 residential units (with a set aside of 13 percent, nine (9) units for Very Low Income Households for a period of 55 years,); a Density Bonus Parking Incentive (Parking Option 1) and requesting two (2) Off-Menu Waivers as follows:
  - a. Pursuant to LAMC Section 12.21.1 A.1, an Off-Menu Waiver to permit a 50 percent increase in Floor Area Ratio of 2.25:1 (62,481 square feet), in lieu of the otherwise permitted 1.5:1 (41,733 square feet).
  - b. Pursuant to LAMC Section 12.21.1 A.1, an Off-Menu Waiver to permit an 11-foot increase in height for a building five (5)-stories, 56-foot high as measured from plumb height (45 feet plus 11 feet) in lieu of the otherwise maximum permitted three (3)-stories and 45 feet.
2. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units.
3. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance for the Valley Village Specific Plan for a new mixed-use development, including 5,000 square feet of ground floor commercial.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code (CRPC), adopt the Mitigated Negative Declaration (ENV-2015-3339-MND) for the above referenced project.
5. Pursuant to Section 21081.6 of the CRPC and Section 15097 of the CEQA Guidelines, a Mitigation Monitoring Program for ENV-2015-3339-MND.

**Applicant:**

Yaron Levy, Chandler Village, LLC

Representative: Ellia Thompson, Ervin, Cohen &amp; Jessup, LLP

**Recommended Actions:**

1. Adopt the Mitigated Negative Declaration (ENV-2015-3339-MND) and the Mitigation Monitoring Program for (MMP), as specified in the environmental conditions of approval, as environmental clearance pursuant to California Environmental Quality Act.
2. Approve a Density Bonus (with a set aside of 13 percent, nine (9) units, for Very Low Income Households); a Density Bonus Parking Incentive (Parking Option 1) and two (2) Off-Menu Waivers as follows:
  - a. Pursuant to Section 12.22 A.25(f)(4), an Off-Menu Waiver to permit a 50 percent increase in Floor Area Ratio of 2.25:1 (62,481 square feet).
  - b. Pursuant to LAMC Section 12.22 A.25(f)(5), an Off-Menu Waiver to permit an 11-foot increase in building height for a building five (5)-story, 56-foot high as measured from plumb height (45 feet plus 11 feet).
3. Approve a Site Plan Review for a development project with 69-units and 5,000 square feet of commercial.
4. Approve the Project Permit Compliance for the Valley Village Specific Plan.
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 State Fish and Wildlife Code Section 711.4, a Fish and Wildlife Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

**Staff:**

Sarah Hounsell (818) 374-9917

5c. [CPC-2016-1387-CU-SPR](#)  
CEQA: ENV-2016-1388-MND  
Plan Area: Mission Hills-Panorama City-  
North Hills

Council District: 7 – Fuentes  
Expiration Date: 10-31-16  
Appeal Status: Appealable to City Council

**PUBLIC HEARING – Completed on August 2, 2016**

**Location:** 9334, 9342, 9346, 9356, 9400 NORTH LEMONA AVENUE

**Proposed Project:**

The demolition of existing structures and the construction, use, and maintenance of a new 9<sup>th</sup> through 12<sup>th</sup> grade public charter high school (Valor Academy), with a maximum enrollment of 500 students. The school will include a new two-story 26,405 square-foot classroom building (34-feet in height) and a single-story 9,280 square-foot administration and multi-purpose building. The project will include parking for 64 automobiles and 104 bicycle parking spaces in a surface lot fronting Lemona Avenue. The school proposes hours of operation from 7:30 a.m. to 6:00 p.m., Monday through Saturday.

**Requested Actions:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (ENV-2016-1388-MND) for the above referenced project.
2. Pursuant to Sections 21081.6 and 15097, the adoption of a Mitigation Monitoring Program for ENV-2016-1388-MND.
3. Pursuant to Los Angeles Municipal Code (L.A.M.C.) Section 12.24-U,24 , a Conditional Use to permit the use and maintenance of a 9<sup>th</sup> through 12<sup>th</sup> Grade charter high school within the RA-1 Zone.
4. Pursuant to L.A.M.C. Section 12-24-S, a Conditional Use to permit changes to parking requirements not to exceed 20 percent of the requirements otherwise required by the Code in order to provide 64 automobile parking stalls in lieu of the required 77 spaces.
5. Pursuant to L.A.M.C. Section 12.24-F, a determination to permit the following area and height deviations:
  - a. A side yard of 0 feet in lieu of the required 10 feet for bicycle parking shade structures within the northern side yard.
  - b. A combined side yard of less than 40% of the width of the lot, but need not exceeding 50 feet.
  - c. A 13-foot front yard setback in lieu of the required 25 feet for automobile and bicycle parking.
  - d. A building height of 34 feet in lieu of the permitted height of 30 feet.
6. Pursuant to Section 16.05 of the L.A.M.C., a Site Plan Review for a change of use which results in a net increase of 1,000 or more daily trips.

**Applicant:** Bright Star Schools  
Representative: Michael S. Woodward

**Recommended Actions:**

1. Adopt the Mitigated Negative Declaration No. ENV-2016-1388-MND for the above-referenced project.
2. Adopt the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2016-1388-MND.
3. Approve a Conditional Use pursuant to L.A.M.C. Section 12.24-U,24 to permit the use and maintenance of a charter high school with 35,685 square feet of building area in the RA-1 Zone.
4. Approve a Conditional Use pursuant to L.A.M.C. Section 12.24-S to permit a 20 percent reduction in required automobile parking.
5. Approve the following Conditional Uses pursuant to L.A.M.C. Section 12.24-F to allow the following:
  - a. A side yard of 0 feet in lieu of the required 10 feet for bicycle parking shade structures within the northern side yard.
  - b. A combined side yard of less than 40% of the width of the lot, but need not exceeding 50 feet.
  - c. A 13-foot front yard setback in lieu of the required 25 feet for automobile and bicycle parking.
  - d. A building height of 34 feet in lieu of the permitted height of 30 feet.
6. Approve a Site Plan Review pursuant to L.A.M.C. Section 16.05 for a change of use which results in a net increase of 1,000 or more daily trips.
7. Adopt the 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.
9. Advise the applicant that pursuant to State Fish and Wildlife Code Section 711.4, a Fish and Wildlife Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

**Staff:** JoJo Pewsawang (213) 978-1214

5d. [CPC-2016-1256-CU](#) Council District: 12 – Englander  
CEQA: ENV-2016-1257-CE Expiration Date: 10-5-16  
Plan Area: Canoga Park-Winnetka- Appeal Status: Appealable to City Council  
Woodland Hills-West Hills

**PUBLIC HEARING** – Completed on August 22, 2016

**Location:** 7401 NORTH SHOUP AVENUE

**Proposed Project:**

Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.24, a Conditional Use for the continued use and maintenance of an existing Kindergarten – 12<sup>th</sup> grade school facility under previously approved conditions as a public charter school. No work, site modifications, or increase in enrollment are proposed.

**Requested Actions:**

1. Find that the Categorical Exemption (ENV-2016-1257-CE) is the appropriate environmental clearance pursuant to the California Environmental Quality Act and section 21082.1(c)(3) of the California Public Resources Code.
2. Approve a Conditional Use, subject to the Conditions of Approval, for the continued use and maintenance in the A1-1 Zone of an existing school as a public charter school with a maximum of 50 children and 20 faculty and staff on-site at one time.
3. Adopt the Findings.

**Applicant:** David Fehte, El Camino Real Alliance  
Representative: Jane Usher, Musick, Peeler & Garrett

**Recommended Actions:**

1. Find that the Categorical Exemption (ENV-2016-1257-CE) is the appropriate environmental clearance pursuant to the California Environmental Quality Act and section 21082.1(c)(3) of the California Public Resources Code.
2. Approve a Conditional Use, subject to the Conditions of Approval, for the continued use and maintenance in the A1-1 zone of an existing school as a public charter school with a maximum of 50 children and 20 faculty and staff on-site at one time.
3. Adopt the Findings.

**Staff:** William Huguen (818) 374-5049

6. **CPC-2015-300-GPA-ZC-SPR**

CEQA: ENV-2015-301-MND

Plan Area: Mission Hills-Panorama City-North Hills

Council District: 6 – Martinez

Expiration Date: 10-31-16

Appeal Status: Appealable to City Council, ZC appealable by applicant only, if disapproved in whole or in part

**PUBLIC HEARING** – Completed on July 19 and August 16, 2016

**Location:** 7662 -7700 NORTH WOODMAN,  
7711 NORTH VENTURA CANYON AVENUE

**Proposed Project:**

The construction, use, and maintenance of two new apartment buildings, containing a total of 288 age-restricted (62 years and older) dwelling units with 1,221 square feet of ground floor commercial/flex space and 252 parking spaces on one level of at-grade parking and four levels of residential dwelling units above the parking. The proposed building would be a maximum of 58 feet in height.

**Requested Actions:**

1. Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, adopt the Mitigated Negative Declaration (ENV-2015-301-MND) and Mitigation Monitoring Program for the project.
2. Pursuant to City Charter Section 555 and LAMC Section 11.5.6-B, a General Plan Amendment to the Mission Hills-Panorama City-North Hills Community Plan to:
  - a. Re-designate the subject site from Limited Manufacturing land uses to General Commercial land uses.
  - b. Amend Footnote No. 3 on the subject property to allow Height District 1 on the site, in lieu of Height District 1VL for properties with a General Commercial Land Use designation.
3. Pursuant to LAMC Section 12.32, a Zone Change from M1-1 and RSP-1 to (T)(Q)RAS4-1.
4. Pursuant to LAMC Section 16.05, Site Plan Review to permit a development that results in an increase of 50 or more dwelling units.

**Applicant:** Reisman Family Trust  
Representative: Ken Stockton Architects, Inc.

**Recommended Actions:**

1. Adopt the Mitigated Negative Declaration No. ENV-2015-301-MND and the associated Mitigation Monitoring Program for the project.
2. Recommend that the City Council approve a General Plan Amendment to re-designate the land use of the Project Site from Limited Manufacturing to General Commercial.
3. Recommend that the City Council deny a General Plan Amendment to amend Footnote No. 3 on the subject property to allow Height District 1 on the site in lieu of the designated Height District 1VL for properties with a General Commercial Land Use designation.
4. Deny the requested Zone Change from M1-1 and RSP-1 to (T)(Q)RAS4-1.
5. Recommend that the City Council approve a Zone Change from M1-1 and RSP-1 to (T)(Q)RAS3-1, for the project site.
6. Adopt the Findings.
7. Recommend that the applicant be advised that time limits for effectuation of a zone in the “Q” Qualified Classification and “T” Tentative Classification are specified in L.A.M.C. Section 12.32.G. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative classification be removed in the manner indicated.
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.



9. Advise the applicant that pursuant to State Fish and Wildlife Code Section 711.4, a Fish and Wildlife Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

**Staff:** Heather Bleemers (213) 978-0092

7. [CPC-2015-889-VZC-SN-VCUP-MCUP-SPR-ZAD-ZAA](#) Council District: 2 – Krekorian  
CEQA: ENV-2015-888-EIR, SCH# 2015041001 Expiration Date: 9-22-16  
Plan Area: North Hollywood-Valley Village Appeal Status: Appealable to City Council,  
ZC appealable by applicant only, if  
disapproved in whole or in part

**PUBLIC HEARING** – Completed on July 26, 2016

**Location:** 6150 NORTH LAUREL CANYON BLVD., 12001 WEST OXNARD STREET

**Proposed Project:**

The Project involves an integrated commercial, retail, and residential development consisting of a mix of uses totaling approximately 1.3 million square feet, including: (1) the adaptive re-use, rehabilitation, and partial expansion of the former Macy's building for approximately 256,000 square feet of office and retail uses, (2) approximately 316,000 square feet of new commercial development, to include retail, restaurant, health club, and cinema uses, (3) 642 rental housing units in two main residential buildings, and (4) public and private recreational amenities strategically located within the 25-acre site. The project also involves development of associated parking facilities, the installation of commercial signage, and the demolition of several existing buildings on-site.

**Requested Actions:**

1. Pursuant to Sections 21082.1(c) and 21081.6 of the Public Resources Code, certification of the Final Environmental Impact Report (ENV-2015-888-EIR), adoption of the proposed Mitigation Monitoring Program and required findings for the certification of the EIR, and adoption of a Statement of Overriding Considerations setting forth the reasons and benefits for certifying the EIR with full knowledge that significant impacts may remain.
2. Pursuant to Section 12.32 of the Municipal Code, a Vesting Zone Change and Height District Change from C4-1L, (Q)C4-1L, and P-1L (Commercial and Parking Zones, Limited Height District 1) to (T)(Q)C2-1 (Commercial Zone, Height District 1).
3. Pursuant to Section 13.11 of the Municipal Code, a Sign District (-SN Supplemental Use District) for a comprehensive set of sign regulations for the project.
4. Pursuant to Section 12.24-W.19 of the Los Angeles Municipal Code, a Vesting Conditional Use Permit for floor area ratio averaging in a unified mixed-use development in the C2 Zone.
5. Pursuant to Section 12.24-W.1 of the Los Angeles Municipal Code, a Master Conditional Use Permit to allow for the sale and dispensing of alcohol for on-site and off-site consumption at nineteen establishments within the commercially developed portion of the project site, including restaurant, market, and cinema uses.
6. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review for a development project which creates over 50,000 square feet of non-residential floor area and over 50 dwelling units.
7. Pursuant to Section 12.24-X.22 of the Municipal Code, a Zoning Administrator's Determination to allow the project to exceed the Transitional Height requirements of 12.21.1-A.10, and provide maximum building heights of 77 feet for Commercial Building J within 0 to 199 feet of the R1 zone, in lieu of the following: the maximum 25 feet within 0 to 49 feet, the maximum 33 feet within 50 to 99 feet, and the maximum 61 feet for Residential Building B within 100 to 199 feet of an RW1 or more restrictive zone, as established under the transitional height requirements of Section 12.21.1-A.10;



8. Pursuant to Section 12.24-X,20 of the Municipal Code, a Zoning Administrator's Determination to allow Shared Parking of the off-street commercial parking spaces in the project, providing 2,162 spaces in lieu of the required 2,694 parking spaces.
9. Pursuant to Section 12.28 of the Municipal Code, a Zoning Administrator's Adjustment from Section 12.14-C to allow a rear yard setback of 13 feet 9 inches in lieu of the required 18-foot rear yard for one residential building.

**Applicant:** MGP XI GPI Laurel Plaza, LLC  
Representative: Altoon Partners, LLP

**Recommended Actions:**

1. Certify the following:
  - a. The Environmental Impact Report, ENV-2015-888-EIR, has been completed in compliance with the California Environmental Quality Act (CEQA).
  - b. The EIR was presented to the decision-making body of the lead agency.
  - c. The EIR reflects the independent judgment and analysis of the lead agency.
2. Adopt the following:
  - a. The related and prepared Environmental Findings.
  - b. The Statement of Overriding Considerations.
  - c. The Mitigation Monitoring Program prepared for the EIR (Conditions 22, 23, and 24).
3. Recommend that the City Council approve a Zone Change and Height District Change from C4-1L, (Q)C4-1L, and P-IL to (T)(Q)C2-1.
4. Recommend that the City Council approve a Sign District (-SN Supplemental Use District) for a comprehensive set of sign regulations for the project.
5. Approve a Vesting Conditional Use Permit for floor area ratio averaging in a unified mixed-use development in the C2 Zone.
6. Approve a Master Conditional Use Permit to allow for the sale and dispensing of alcohol for on-site and off-site consumption at eighteen establishments within the commercially developed portion of the project site, including restaurant, market, and cinema uses.
7. Approve a Site Plan Review for a development project which creates over 50,000 square feet of non-residential floor area and over 50 dwelling units.
8. Approve a Zoning Administrator's Determination to allow the project to exceed the Transitional Height requirements of 12.21.1-A,10, and provide maximum building heights of: 77 feet for Building J from 0 to 100 feet of the R1 zone, 72 feet for Building J from 100 to 200 feet of the R1 zone, 34 feet for Residential Building B from 50 to 100 feet of the R1 zone, and 64 feet for Residential Building B from 100 to 200 feet of the R1 zone.
9. Approve a Zoning Administrator's Determination to allow Shared Parking of the off-street parking spaces for the commercial uses within the project, providing 2,046 spaces in lieu of the required 2,389 parking spaces.
10. Approve an Adjustment from Section 12.14-C to allow a rear yard setback of 11 feet 6 inches in lieu of the required 18-foot rear yard for one residential building.
11. Adopt the Findings.
12. Advise the applicant that pursuant to State Fish and Wildlife Code Section 711.4, a Fish and Wildlife Fee and/or Certificate of Fee Exemption may be required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination ("NOD") filing.
13. 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.
14. Advise the applicant that the approved Vesting Tentative Tract Map may require modification as a result of this determination.

**Staff:** Milena Zasadzien (818) 374-5054

8. [DIR-2016-1896-DI-1A](#) Council District: 2 – Krekorian  
CEQA: ENV-2016-1897-CE Expiration Date: 10-28-16  
Plan Area: Sherman Studio City- Appeal Status: Not further appealable  
Cahuenga Pass-Toluca Lake

**PUBLIC HEARING**

**Location:** 13033 VENTURA BOULEVARD

**Proposed Project:**

A Director's Interpretation that the definition of a project shall not include a change of use which increases the parking requirement per Section 7.F of the Ventura Cahuenga Boulevard Corridor Specific Plan (Specific Plan) when this requirement can be provided on-site either through automobile parking spaces or through bicycle parking spaces. The Director furthermore interprets that an increase of parking spaces resulting from a change of use shall be subject to the procedures of the Specific Plan for parking alternatives, regardless of whether the strictest requirement for parking is from the Los Angeles Municipal Code (LAMC) or the Specific Plan. The Director recognizes that this will allow for changes of use with an increase in parking to be exempt from Project Permit Compliance case processing for tenant improvements only with no structural alterations, grading or new signage, but as the parking requirement will be met on-site, such a case filing would otherwise have been inconsistent with the intent of the Specific Plan.

**Requested Actions:**

An appeal of the Director of Planning's Interpretation pursuant to Section 11.5.7 H of the Los Angeles Municipal Code (LAMC).

**Applicant:** Masoud Netty

**Appellant:** David Garfinkle, Tarzana Property Owners Association

**Recommended Actions:**

1. Deny the appeal.
2. Sustain the Director of Planning's Interpretation pursuant to LAMC Section 11.5.7 H.
3. Affirm the environmental clearance, ENV-2016-1897-CE, and the associated findings.

**Staff:** William Huguen (818) 374-5409

9. [CPC-2016-1139-HPOZ](#) Council District: 4 - Ryu  
CEQA: ENV-2016-1140-CE Expiration Date: N/A  
Plan Area: Hollywood Appeal Status: N/A

**PUBLIC HEARING** – Completed on July 27, 2016

**Location:** Properties generally bounded by HOLLYWOOD BOULEVARD to the North; FAIRFAX BOULEVARD the West; SUNSET BOULEVARD to the South, and VISTA STREET to the East.

**Proposed Project:**

Pursuant to LAMC Section 12.20.3.F, establishment of the Sunset Square Historic Preservation Overlay Zone (HPOZ) and adoption of the Sunset Square Preservation Plan.

**Recommended Actions:**

1. Recommend that the City Planning Commission approve the establishment of the boundaries for the proposed Sunset Square HPOZ, excluding multi-family properties along Hollywood Boulevard.
2. Find that the proposed Sunset Square HPOZ ordinance boundaries are appropriate, excluding multi-family properties along Hollywood Boulevard.
3. Adopt the Sunset Square HPOZ Preservation Plan.
4. Adopt the Findings.
5. Find that the project is Categorically Exempt under the State CEQA Guidelines, Article 19, Section 15308, Class 8 and Article 19, Section 15331, Class 31 for the Sunset Square HPOZ and Preservation Plan.

**Applicant:** City of Los Angeles

**Staff:** Ariane Briski (213) 978-1220

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

**Thursday, October 13, 2016**

**Los Angeles City Hall  
Public Board Works Room 350  
200 N. Spring Street  
Los Angeles, CA 90012**

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. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **7 days 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).