

**CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY, OCTOBER 28, 2010, after 8:30 A.M.
VAN NUYS CITY HALL, COUNCIL CHAMBER 2ND FLOOR
14410 SYLVAN STREET, LOS ANGELES, CALIFORNIA 91401**

William Roschen, FAIA, President
Regina M. Freer, Vice President
Sean O. Burton, Commissioner
Diego Cardoso, Commissioner
Matt Epstein, Commissioner
Fr. Spencer T. Kezios, Commissioner
Yolanda Orozco, Commissioner
Barbara Romero, Commissioner
Michael K. Woo, Commissioner

Michael J. LoGrande, Director
Alan Bell, Deputy Director
Vincent P. Bertoni, AICP, Deputy Director
Eva Yuan-McDaniel, Deputy Director

James K. 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.

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.

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:
 - Update on Survey LA (The Los Angeles Historic Resources Survey Project) and
 - Update on Historic Preservation Overlay Zone (HPOZ) Program and New Proposed Preservation Plans – Ken Bernstein, Manager of the Office of Historic Resources
 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-2009-2425-GPA-ZC-SP-DA](#)
CEQA: ENV-2008-1342-EIR
Plan Area: Westchester-Playa Del Rey

Council District: 11 – Rosendahl
Expiration Date: 1-10-11
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on July 28, 2010

CONTINUED FROM THE OCTOBER 14, 2010 CITY PLANNING COMMISSION MEETING

Location: 1 LMU DRIVE

Proposed Project:

Loyola Marymount University (LMU) proposes a 20-year Master Plan to upgrade, renovate, and replace a substantial portion of the existing academic, administrative, residential and athletic facilities at its Westchester campus. The proposed project would result in a net increase of approximately 508,000 square feet of academic, administrative and student support facilities, a net increase of approximately 476,000 square feet of student residential housing, approximately 28,000 square feet of net new indoor athletic facilities as well as about 4.8 acres of net new outdoor athletic facilities. The proposed project would also reconfigure open space areas, athletic facilities, parking facilities and pedestrian circulation accommodations and would also implement infrastructure upgrades as needed. LMU does not propose to expand the boundaries of the campus or modify the campus' existing enrollment cap of 7,800 full-time equivalent students.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Certification of an Environmental Impact Report (ENV-2008-1342-EIR) for the above referenced project and Adoption of the proposed mitigation monitoring program, the required findings, and the Statement of Overriding Considerations for the adoption of the EIR.
2. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment (Geographic Area 3 / Western Los Angeles) to the Westchester-Playa del Rey Community Plan from Low residential density to High Medium residential density.
3. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from [Q]R4-1 (Multiple Dwelling Zone, with Qualifications) to R4-1 (Multiple Dwelling Zone), in order to replace the existing [Q] Conditions with a proposed Specific Plan.
4. Pursuant to Section 11.5.7 and 12.32 of the Municipal Code, the Establishment of a Specific Plan to create development regulations for Loyola Marymount University.
5. Pursuant to Section 65864-65869.5 of the California Government Code and the City implementing procedures, a Development Agreement with a term of 20 years, between Loyola Marymount University and the City of Los Angeles. The Development Agreement is intended to provide reasonable assurances to the Applicant with respect to their ability to implement proposed project approvals, with the applicant in turn providing the City with certain public benefits including improving the LMU campus.

Applicant: Loyola Marymount University, Evelynne B. Scarboro
Representative: George Muhlsten, Latham & Watkins

Recommended Actions:

1. Certify the Project Environmental Impact Report (ENV-2008-1342-EIR), State Clearing House No. 2008051103), for the signage regulations of the Specific Plan.
2. Disapprove the request as filed.
3. Approve the signage regulations of the Specific Plan, with the revisions recommended by staff,

to create signage regulations for Loyola Marymount University. (Other sections of the Specific Plan not related to signage were approved by the City Planning Commission on October 14, 2010.)

4. Adopt the Findings.
5. 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 any project, and the City may require any necessary fees to cover the cost of such monitoring.
6. 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: Jeff Pool (213) 978-1165

5. [CPC-2009-569-CU-ZV-GB](#)

CEQA: ENV-2009-570-MND

Plan Area: Granada Hills-Knollwood

Council District: 12 – Smith

Expiration Date: 10-28-10 Ext.

Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on August 17, 2010

Location: 16554 W. HALSEY STREET AND 16601 W. RINALDI STREET

Proposed Project:

A change of use from a former Jewish community center to a Jewish Education Trade School (JETS) campus with a total floor area of 97,496 SF and serving 250 male students aged 15-21 and 58 full-time staff and 30 part-time staff. The proposed project consists of remodeling the existing 15,053 SF community center, demolishing three existing accessory buildings, and constructing three new buildings.

Requested Actions:

1. Pursuant to LAMC Section 12.24-U,24, a Conditional Use to permit a private boarding school with residential dormitory to accommodate up to 250 students and 58 full-time staff and 30 part-time staff in the A1 Zone and to permit temporary modulars and/or trailers to provide temporary sleeping quarters for up to 50 students during the construction of the permanent buildings. The height of new buildings range from 2 stories at 30 feet and 3 stories at 37 feet. Building A consists of 15,600 SF with an 8,780 SF subterranean garage, a kitchen/dining area, a multi-purpose room and 3 administrative offices. Building B consists of 36,864 SF with a multi-purpose gym and a recreation room and 28 classrooms. Building C consists of 30,684 SF with 70 student dormitory rooms, 9 staff/guest dormitory rooms, student lounge/room. Building D (former community center) consists of 15,053 SF with of 5 classrooms, 4 activity/workshop rooms, and 8 administrative offices. The classrooms would operate from 7:30 AM to 10:00 PM daily and outdoor recreational facilities from 7:30 AM to 8:00 PM M-F and 9:00 AM to 8:00 PM on weekends. Special events, such as parent-student conferences and board meetings, would not exceed more than 7 events per year with maximum 2 events per month, until 11:00 PM. Additional third-party events are proposed.
2. Pursuant to LAMC Section 12.27, a Zone Variance from Section 12.21-A,4, to permit 109 parking spaces in lieu of the required 224 spaces.
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a development resulting in a net increase of more than 50,000 SF of non-residential floor area.
4. Pursuant to Section 21082.1(C)(3) of the California Public Resources Code, the adoption of Mitigated Negative Declaration (ENV-2009-570-MND) and required findings for the above-referenced project.

Applicant: Jewish Education Trade School (JETS)
Representative: Fred Gaines

Recommended Actions:

1. Approve a Conditional Use permit a private boarding school with residential dormitory to accommodate up to 250 students and 58 teachers and staff in the A1 Zone and to permit temporary modulars and/or trailers to provide temporary sleeping quarters for up to 50 students during the construction of the permanent buildings. The height of new buildings range from 2 stories at 30 feet and 3 stories at 37 feet. Building A consists of 15,600 SF with an 8,780 SF subterranean garage, a kitchen/dining area, a multi-purpose room and 3 administrative offices. Building B consists of 36,864 SF with a multi-purpose gym and a recreation room and 28 classrooms. Building C consists of 30,684 SF with 70 student dormitory rooms, 9 staff/guest dormitory rooms, student lounge/room. Building D (former community center) consists of 15,053 SF with of 5 classrooms, 4 activity/workshop rooms, and 8 administrative offices.
2. Approve a Zone Variance to permit 109 parking spaces in lieu of the required 224 spaces.
3. Approve a Site Plan Review for a development resulting in a net increase of more than 50,000 SF of non-residential floor area.
4. Adopt Mitigated Negative Declaration No. ENV-2009-570-MND.
5. 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.
6. 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: Jae Kim (213) 978-1383

6. [CPC-2010-1565-ZC](#) Council District: 7 – Alarcon
CEQA: ENV-2010-1566-MND Expiration Date: 11-1-10
Plan Area: Sunland-Tjunga-Lake View Terrace- Appeal Status: Appealable to City
Shadow Hills-East La Tuna Canyon Council by applicant if disapproved
in whole or in part

PUBLIC HEARING – Completed on September 7, 2010

Location: 12041 W. OSBORNE STREET

Proposed Project:

The project involves the Development of a 60-unit affordable housing facility (Senior and Family housing - 30% and 50% of Area Median Income) on a 100,698 square foot parcel in the proposed C2-1 Zone. The project would accommodate 59,103 square feet of Floor Area and provide a total of 72 on-site parking spaces inclusive of 8 guest parking spaces. A total of 11,737 square feet of open space will be provided including a courtyard and tot lot. Vehicular access is provided along Osborne Street and will be gated at the main entrance. Approximately 10,000 to 20,000 cubic yards of earthen materials are to be graded and balanced on site.

Requested Actions:

1. Pursuant to Section 12.32-F of the Los Angeles Municipal Code, a Zone Change from A2-1 and C2-1 to C2-1.
2. Pursuant to Section 21082.1(c) of the California Public Resources Code, Adopt ENV-2010-1566-MND and incorporate mitigation measures into the project's Conditions of Approval.

Applicant: The Related Companies of California
Representative: Colby Northridge

Recommended Actions:

1. Approve and recommend that the City Council adopt a Zone Change from the C2-1 and A1-1 Zones to the (T)(Q)C2-1 Zone subject to attached conditions of approval.
2. Adopt Mitigated Negative Declaration, ENV-2010-1566-MND incorporating the mitigation measures into the project's Conditions of Approval.
3. Advise the applicant that evidence of performance of mitigation measures shall be submitted to the Department of City Planning prior to the issuance of a Certificate of Occupancy pursuant to Section 21081.6 of the Public Resources Code. The City shall monitor or require evidence that mitigation measures are implemented and maintained throughout the life of the project; the City may require any necessary fees to cover the cost of such monitoring.
4. Recommend that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and, that the "T" Tentative classification be removed in the manner indicated on the attached page.
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 may be required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Nicholas Hendricks (818) 374-5046

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, November 4, 2010**
City Hall
200 N. Spring Street 10th Floor
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 **72 hours prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at CPC@lacity.org.