

**CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY, AUGUST 25, 2011, after 8:30 A.M.
VAN NUYS CITY HALL COUNCIL CHAMBER 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

William Roschen, FAIA, President
Regina M. Freer, Vice President
Sean O. Burton, Commissioner
Diego Cardoso, Commissioner
George Hovaguimian, Commissioner
Justin Kim, Commissioner
Robert Lessin, Commissioner
Barbara Romero, Commissioner
Michael K. Woo, Commissioner

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

James K. Williams, Commission Executive Assistant II

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:
 - 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. Establish Union Station/Hi-Speed Rail sub-committee and Development Agreements sub-committee

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-2009-1049-VCU-ZV-PAD](#)
ENV-2008-1799-EIR
Plan Area: West Los Angeles

Council District: 5 – Koretz
Expiration Date: 9-03-11
Appeal Status: Appealable to City
Council; ZC appealable by applicant if
disapproved in whole or in part

PUBLIC HEARING – Completed on June 20, 2011

Location: 9760 W. PICO BOULEVARD (Lots 1 and 3 of Tract 14462)

Proposed Project:

The project substantially implements the campus expansion of an existing High School, Adult Education and Synagogue facility authorized by the existing the Conditional Use Permit issued in 1999 (Case Number ZA-1999-279-CU-ZV), while requesting amendments to specific permit conditions and transferring authority from the Zoning Administrator to the City Planning Commission pursuant to current Los Angeles Municipal Code. The applicant is proposing to: (1) complete build-out of the campus with modification of the full build-out plans approved pursuant to the 1999 CUP; (2) increase permitted enrollment for the Judaic boys high school while decreasing permitted enrollment for adult education programs; and (3) modify the specific permit conditions of the 1999 CUP, including but not limited to, increased flexibility as to the number and nature of events conducted at the project site, extended evening hours for various activities, extended use of the facilities by YULA Girls High School, and extended use of the facilities for orthodox religious services as more specifically described in the application. The project is located on 59,369 square foot site classified in the C4-1VL-O and R1-1-O Zones.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Certify the Environmental Impact Report (EIR) ENV-2008-1799-EIR, SCH No. 200851066 Environmental Impact Report (EIR) for the above referenced project; Adopt the proposed mitigation monitoring program and required findings and the Statement of Overriding Considerations; and Find that the EIR reflects the independent judgment of the lead agency.
2. Pursuant to Sections 12.24 T and 12.24 U.24 of the Municipal Code, a Vesting Conditional Use to implement the Phase II campus expansion of an existing High School, Adult Education and Synagogue facility previously authorized by Conditional Use Permit ZA-1999-279-CUZ-ZV, while requesting amendments to specific permit conditions. The requested amendments include (1) modification of the full build-out plans approved pursuant to the 1999 CUP; (2) increase permitted enrollment for the Judaic boys high school while decreasing permitted enrollment for adult education programs; and (3) modification of other conditions of the 1999 CUP, including but not limited to, increased flexibility as to the number and nature of events conducted at the project site, extended evening hours for various activities, extended use of the facilities by YULA Girls High School, and extended use of the facilities for orthodox religious services.
3. Pursuant to Section 12.24 N of the Municipal Code reduction of the Conditional Use site to remove approximately 7,153 square feet on the second and third floors of the existing building from the campus site.
4. Pursuant to Section 12.27 of the Municipal Code a Variance from Section 12.21 4 to permit 100 parking spaces in lieu of 265 parking spaces otherwise required by the Municipal Code.
5. Pursuant to Section 12.24 F of the Municipal Code, modifications of the Zone Code height and area regulations as follows:
 - a. From Section 12.21.1 to permit a gymnasium with a maximum height of 45 feet in lieu of 28 feet as otherwise permitted, for a flat roof in the R1-1 zone; and

- b. From Section 12.21C.3(b) to allow a reduced side yard setback of six feet along the western property line, beginning approximately 77 feet north of the southern property line instead of the 11 feet required for institutional yards.
6. Pursuant to Section 12.24 M of the Municipal Code, a Plan Approval to review the effectiveness of, and the level of compliance with, the terms and conditions of Conditional Use Permit Number ZA-1999-279-CU-ZV-PA1.

Applicant: Yeshiva University Boys High School
Representative: Allan Abshez, Elizabeth Comacho, Greenburg, Traurig, LLP

Recommended Actions:

1. Certify the Environmental Impact Report (EIR) ENV-2008-1799-EIR, SCH No. 200851066 Environmental Impact Report (EIR) for the above referenced project; Adopt the proposed mitigation monitoring program and required findings and the Statement of Overriding Considerations; and Find that the EIR reflects the independent judgment of the lead.
2. Approve the requested Vesting Conditional Use to permit the continued use, the new enrollment allocation and campus expansion of an existing High School, Adult Education and Synagogue facility previously authorized by Conditional Use Permit ZA-1999-279-CU-ZV, subject to the attached conditions of approval.
3. Approve the requested Modification to permit a gymnasium to have a maximum height of 45 feet in lieu of 28 feet as otherwise permitted, for a flat roof in the R1-1 zone.
4. Approve the requested Modification of the area regulations to permit a reduction of six feet instead of the required 11 foot institutional side yard required by Section 12.21 C 3(b) along the shared property line with the Museum of Tolerance.
5. Dismiss the requested reduction of the Conditional Use site to remove approximately 7,153 square feet on the second and third floors of the existing building from the campus site. Approval of the Vesting Conditional Use will exclude this area from the YULA campus plan, hereby negating the need to approve a reduction in site.
6. Dismiss the Plan Approval to review the effectiveness of, and the level of compliance with, the terms and conditions of Conditional Use Permit Number ZA-1999-279-CU-ZV. The required Plan Approval review is required once Phase II of the approved Conditional Use is utilized. Since Phase II has not been started no review is required at this time. Approval of the Vesting Conditional Use will include a review process for condition compliance.
7. Adopt the attached Findings.

Staff: Greg Shoop (213) 978-1243

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, September 8, 2011**

**City Hall
200 N. Spring Street
Public Works Board Room 350
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.