

**CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY, OCTOBER 27, 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

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-2011-1845-CU](#)
ENV-2011-1846-CE
Plan Area: Northridge

Council District: 12 – Englander
Expiration Date: 11-05-11
Appeal Status: Appealable to City
Council

PUBLIC HEARING - Completed on September 30, 2011

Location: 18355 ROSCOE BOULEVARD
18351 W. COMMUNITY STREET

Proposed Project:

Conversion of a parochial school (kindergarten through 8th grade) to a public charter school (kindergarten through 8th grade). The project would maintain the existing number of classrooms (12), students (279), teachers (10), administrative staff, and parking (136). The school's hours of operation are Monday through Friday 7:00 am to 6:00 pm. The charter school will utilize two existing buildings comprised of 9,542 square feet and 5,232 square feet. No buildings or structures are proposed to be demolished, constructed, or remodeled. The project will be on an approximate 243,605 square foot parcel of land that is shared with First Lutheran Church of Northridge.

Requested Actions:

1. Pursuant to Section 12.24 U 24 (b) of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit a public charter school in the RA and P-1 Zone.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Approve the Categorical Exemption (ENV-2011-1846-CE) as an adequate environmental clearance for the project.

Applicant: First Lutheran Church

Recommended Actions:

1. Approve, pursuant to Section 12.24 U 24 (b) of the LAMC, a Conditional Use to permit a Public Charter School serving Kindergarten through 8th grade located in the RA-1 and P-1 Zones, subject to the attached conditions of approval.
2. Adopt Categorical Exemption No. ENV-2011-1846-CE as an adequate environmental clearance for the project as recommended by City staff.
3. Adopt the attached Findings.
4. 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: Robert Duenas (818) 374-5072

5. [CPC-2011-382-SPP-CUB-CU-GB](#)
ENV-2007-3393-EIR
Plan Area: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3 – Zine
Expiration Date: 10-27-11
Appeal Status: Appealable to City
Council

Related Cases: CPC-2011-1051-DA
VTT-69943-1A

PUBLIC HEARING – Completed on August 3, 2011

Location: 6360 TOPANGA CANYON BOULEVARD
21700-21870 W. VICTORY BOULEVARD
21919-21945 W. ERWIN STREET
6351 OWENSMOUTH AVENUE

Proposed Project:

Demolition of six (6) existing buildings, approximately 62,628 square-feet, for the development of a 1,027,994 square-foot, two-phased, mixed-use project consisting of 444,744 square-feet of shopping center uses, including an approximately 165,759 square-foot anchor retailer, which would support an ancillary member-only fueling station and tire shop, and approximately 278,985 square-feet of shopping center retail space. In addition, the Project would include a 275-room, 193,000 square-foot hotel with ground floor dining and retail uses, 285,000 square-feet of office, 53,635 square-feet of restaurant uses, a 36,765 square-foot grocery store, and 14,250 square-feet of community/cultural center, with a total of 3,362 parking spaces upon completion of the Project.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Certification of the Environmental Impact Report (EIR), ENV-2007-3393-EIR, SCH No. 2007101117, for the above-referenced project, and the following:
 - a. Adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain.
 - b. Adoption of the proposed Mitigation Monitoring Program and Reporting Program and the required Findings for the adoption of the EIR.
2. Pursuant to Section 11.5.7C, a Project Permit Compliance including the following provisions of the Warner Center Specific Plan:
 - a. Pursuant to Section 12.D., a Shared Parking Approval to request a parking space reduction in the total number of required parking spaces for individual uses on-site in conjunction with the use and operation of the Village at Westfield Topanga.
 - b. Pursuant to Section 9.E., Floor Area Averaging (FAR) in a unified development to allow an overall average maximum FAR of 1.5:1 for the Project, with two individual lots exceeding 1.5:1;
 - c. Pursuant to Section 10.E., Lot Coverage Averaging in a unified development to allow an overall average maximum of 70 percent for the Project, with individual lots exceeding the 70 percent Lot Coverage limit.
 - d. Pursuant to Section 10.A.2(b)(2), a Height Modification to allow a 50 percent increase in the permitted height of the office and hotel buildings, for a maximum height of 247.5 feet, in lieu of the 165-foot height limit. The additional height is permitted with a corresponding percentage in the amount of open space.
 - e. Pursuant to Section 14, a Uniform Sign Program.
 - f. Pursuant to Section 6.B.2., the approval of a Phasing Program for a multi-phase project.
3. Pursuant to Section 12.24 .W.1 of the Municipal Code, a Conditional Use for a Master Alcohol Permit, for up to 17 establishments for on-site sales and consumption of alcohol beverages at restaurants and a hotel, and for a total of 3 establishments for off-site sales of alcoholic beverages

- by an anchor retailer, a wine and spirits retailer and a grocery store, for a combined total of 20 establishments.
4. Pursuant to Section 12.24.W.4 of the Municipal Code, a Conditional Use to permit automotive uses in the C Zones that do not comply with development standards and/or operating conditions enumerated in Section 12.22.A.28 of the Municipal Code.

Applicant: Westfield, LLC
Representative: John Alderson and Lucinda Starrett, Latham & Watkins

Recommended Actions:

1. Certify that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report, and Errata No. ENV-2007-3393-EIR, (SCH. No. 2007101117), Adopt the Mitigation Monitoring and Reporting Program: Adopt the related Environmental Findings; and Adopt the Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.
2. Approve Project Permit Compliance, pursuant to LAMC Section 11.5.7-C, including:
 - a. Shared parking of 3,362 parking spaces for the entire project site to accommodate reserved spaces for the anchor retailer required per LAMC Sec. 12.21.A.4, subject to conditions.
 - b. Height modification for a maximum building height of 247.5-feet, in lieu of the maximum building height of 165-feet, subject to the attached conditions.
 - c. Floor Area Averaging ranging from 0.08 to 5.14, with a Project site average of 0.84, subject to conditions.
 - d. Lot Coverage Averaging in a unified development to allow an overall average maximum of 70 percent for the Project with individual lots exceeding the 70 percent Lot Coverage limit.
 - e. Uniform Sign Program, subject to conditions.
 - f. Project phasing of two phases subject to conditions.
3. Approve Conditional Use, pursuant to LAMC Section 12.24-W.1 for the following:
Master Alcohol permit, for up to 17 establishments for on-site sales and consumption of alcohol beverages at restaurants and a hotel, and for a total of 3 establishments for off-site sales of alcoholic beverages by an anchor retailer, a wine and spirits retailer, and a grocery store, for a combined total of 20 establishments.
4. Approve a Conditional Use, pursuant to LAMC Section 12.24-W.4, for the Automotive uses that do not comply with the hours of operation and transparent requirement uses in the C2 Zone, subject to the attached conditions.
5. Approve and Recommend that the City Council, Adopt the Development Agreement pursuant to California Government Code Sections 65864-65869.5, by the Developer and the City of Los Angeles, as amended, subject to the terms of the agreement as attached, including but not limited to, a maximum for a term of 15 years.
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 Notices and Determination (NOD) filing.

Staff: Elva Nuno-O'Donnell (818) 374-9907

6. [CPC-2011-1051-DA](#)
ENV-2007-3393-EIR
Plan Area: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3 – Zine
Expiration Date: 10-27-11
Appeal Status: Appealable by
applicant, if disapproved

Related Cases: CPC-2011-382-SPP-CUB-CU-GB
VTT-69943-1A

PUBLIC HEARING – Completed on August 3, 2011

Location: 6360 TOPANGA CANYON BOULEVARD
21700-21870 W. VICTORY BOULEVARD
21919-21945 W. ERWIN STREET
6351 OWENSMOUTH AVENUE

Proposed Project:

Demolition of six (6) existing buildings, approximately 62,628 square-feet, for the development of a 1,027,994 square-foot, two-phased, mixed-use project consisting of 444,744 square-feet of shopping center uses, including an approximately 165,759 square-foot anchor retailer, which would support an ancillary member-only fueling station and tire shop, and approximately 278,985 square-feet of shopping center retail space. In addition, the Project would include a 275-room, 193,000 square-foot hotel with ground floor dining and retail uses, 285,000 square-feet of office, 53,635 square-feet of restaurant uses, a 36,765 square-foot grocery store, and 14,250 square-feet of community/cultural center, with a total of 3,362 parking spaces upon completion of the Project.

Requested Actions:

1. Certify that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report, and Errata No. ENV-2007-3393-EIR, (SCH. No. 2007101117), Adopt the Mitigation Monitoring and Reporting Program: Adopt the related Environmental Findings; and Adopt the Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.
2. Pursuant to Section 65864-65869.5 of the California Government Code and the City implementing procedures, a Development Agreement between Westfield, LLC and the City of Los Angeles, to provide reasonable assurances to the Applicant pursuant to its ability to implement the requested Development Approvals, with the provision to the City of certain public benefits.

Applicant: Westfield, LLC
Representative: John Alderson and Lucinda Starrett, Latham & Watkins

Recommended Actions:

1. Certify that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report, and Errata No. ENV-2007-3393-EIR, (SCH. No. 2007101117), Adopt the Mitigation Monitoring and Reporting Program: Adopt the related Environmental Findings; and Adopt the Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.
2. Approve and Recommend that the City Council, Adopt the Development Agreement pursuant to California Government Code Sections 65864-65869.5, by the Developer and the City of Los Angeles, as amended, subject to the terms of the agreement as attached, including but not limited to, a maximum for a term of 15 years.

Staff: Elva Nuno-O'Donnell (818) 374-9907

7. **VTT-69943-1A**
ENV-2007-3393-EIR
Plan Area: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3 – Zine
Expiration Date: 10-27-11
Appeal Status: Appealable to City
Council

Related Cases: CPC-2011-382-SPP-CUB-CU-GB
CPC-2011-1051-DA

PUBLIC HEARING – Completed on August 3, 2011

Location: 6360 TOPANGA CANYON BOULEVARD
21700-21870 W. VICTORY BOULEVARD
21919-21945 W. ERWIN STREET
6351 OWENSMOUTH AVENUE

Proposed Project:

A Vesting Tentative Tract Map composed of 13 ground lots and 14 air space lots for the development of a 1,027,994 square-foot, two-phased, mixed-use project consisting of 444,744 square-feet of shopping center uses, including an approximately 165,759 square-foot anchor retailer, which would support an ancillary member-only fueling station and tire shop, and approximately 278,985 square-feet of shopping center retail space. In addition, the Project would include a 275-room, 193,000 square-foot hotel with ground floor dining and retail uses, 285,000 square-feet of office, 53,635 square-feet of restaurant uses, a 36,765 square-foot grocery store, and 14,250 square-feet of community/ cultural center, with a total of 3,362 parking spaces upon full build-out of the Project.

Requested Actions:

1. An appeal from the entire decision by the Deputy Advisory Agency in approving Vesting Tentative Tract Map No. 69943.

Applicant: Westfield, LLC
Representative: John Alderson and Lucinda Starrett, Latham & Watkins
Appellant: Woodland Hills Homeowners Organization

Recommended Actions:

1. Certify that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report, and Errata No. ENV-2007-3393-EIR (SCH#2007101117), Adopt the Mitigation Monitoring and Reporting Program; Adopt the related environmental Findings; and Adopt the Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.
2. Grant the appeal in part.
Sustain the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 69943 as modified herein.
3. 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.
4. Advise the applicant 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.
5. 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 Notices and Determination (NOD) filing.

Staff: Elva Nuno-O'Donnell (818) 374-9907

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, November 10, 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.