

**CITY PLANNING COMMISSION
SPECIAL MEETING
THURSDAY, AUGUST 23, 2012, 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
Dana Perlman, Commissioner
Barbara Romero, Commissioner

Michael J. LoGrande, Director
Alan Bell, AICP, Deputy Director
Lisa M. Webber, 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. [CPC-2010-687-ZC-SPE-SPR-ZV-ZAD-SPP](#)

CEQA: ENV-2010-688-MND
Plan Area: Encino-Tarzana

Council District: 3 – Zine
Expiration Date: 8-23-12
Appeal Status: Appealable to City Council, ZC appealable by applicant if disapproved in whole or in part

LIMITED PUBLIC HEARING

PUBLIC HEARING – Completed on December 13, 2010

Location: 18117, 18119, 18121, 18123, 18125, 18127, 18129, 18131, 18133 W. VENTURA BOULEVARD, 5219 N. LINDLEY AVENUE

Proposed Project:

Demolition of an existing 19,792 square-foot Michael's store, for the construction of a new medical office (126,734 square-feet) and general office building (11,980 square-feet), for a total of 138,714 square-feet of new construction. Parking will consist of two subterranean levels and a three and four level parking structure accommodating 824 spaces. The proposed project is located on a 2.37-acre site classified in the C2-1VLD and P1-1VLD which is also located within the boundaries of the Ventura/Cahuenga Boulevard Corridor Specific Plan. *REVISED PROJECT: After the public hearing of the original project, the applicant submitted a reduced project that includes 112,492 square feet of medical and office, with an overall height of 62 feet, 4 stories, and a 603 space parking structure having 6 levels including 2 subterranean levels and 4 above ground levels.*

Requested Actions (Original Project):

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (MND) for the above-referenced project.
2. Pursuant to Section 12.36 of the Los Angeles Municipal Code (LAMC), the concurrent processing of all entitlements listed below.
3. Pursuant to Section 12.32 of the LAMC, a Zone Change from C2-1VLD (Commercial Zone) and P-1VLD (Automobile Parking Zone) to (T)(Q)C2-1VLD (Commercial Zone).
4. Pursuant to Section 11.5.7-F of the LAMC, the following Exceptions from the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No.174,052):
 - a. Sec. 7.E to permit a height of 67 feet in lieu of the 30-foot height limit;
 - b. *Section 7.E.1.f to permit portions of the medical office building to exceed the required building stepback above 30 feet in height for each 15 foot increment, or portion of that increment above 25 feet, at least a ten foot setback from the roof perimeter is provided;
 - c. Sec. 6.B to permit a Floor Area Ratio (FAR) of 1.34:1 in lieu of the maximum FAR permitted of 1.0:1;
 - d. Sec. 7.B to permit lot coverage of 77 percent in lieu of the maximum lot coverage permitted of 60 percent; and
 - e. Sec. 7.A to permit a side yard of 18 Ft. in lieu of maximum permitted of 10 ft.
5. Pursuant to Section 16.05 the LAMC, Site Plan Review for a project which creates 50,000 gross square-feet or more of nonresidential floor area.
6. Pursuant to Section 12.27 of the LAMC, a Variance to permit a deviation in the FAR of 1.34:1 in lieu of the "D" limitation restricting the FAR to 1:1 pursuant to Ordinance 164,203, Subarea 2140.
7. Pursuant to Section 12.24-X,22 and 12.28 of the of the LAMC, a Determination to permit portions of the project a maximum height of 35-feet, in lieu of transitional height limit of 33-feet as required by Section 12.21.1.A(10) of the Municipal Code for buildings located between 50 to 99 feet from RW1 Zone or a more restrictive zone.

8. Pursuant to Section 11.5.7-C of the LAMC, a Project Permit Compliance with the Ventura/Cahuenga Boulevard Corridor Specific Plan.

Applicant: 18131 Ventura LLC, Daniel Kashani
Representative: Mark Armbruster, Armbruster, Goldsmith & Delvac, LLP

Recommended Actions (Original Project):

1. Disapproval, pursuant to Section 12.32 of the L.A.M.C., a Zone Change from C2-1VLD and P-1VLD to (T)(Q)C2-1VLD over the entire, subject to the attached findings for disapproval;
2. Disapprove, pursuant to Section 11.5.7-F of the LAMC, an Exception from the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No.174,052) to permit a height of 67 feet in lieu of the 30-foot height limit specified in Section 7.E of the Specific Plan, subject to the attached findings for disapproval;
3. Disapprove, pursuant to Section 7.E.1.f to permit portions of the medical office building to exceed the required building stepback above 30 feet in height for each 15 foot increment, or portion of that increment above 25 feet, at least a ten foot setback from the roof perimeter is provided, subject to the attached findings for disapproval;
4. Disapprove, pursuant to Section 11.5.7-F of the LAMC, an Exception from the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No.174,052) to permit a FAR of 1.34:1 in lieu of the maximum FAR of 1.0:1 specified in Section 6.B of the Specific Plan, subject to the attached findings for disapproval;
5. Disapprove, pursuant to Section 11.5.7-F of the LAMC, an Exception from the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No.174,052) to permit a lot coverage of 77 percent in lieu of the maximum lot coverage of 60 percent specified in Section 7.B of the Specific Plan, subject to the attached findings for disapproval;
6. Disapprove, pursuant to Section 11.5.7-F of the LAMC, an Exception from the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No.174,052) to permit a side yard of 18 feet in lieu of the maximum 10 feet specified in Section 7.A of the Specific Plan, subject to the attached findings for disapproval;
7. Disapprove, pursuant to Section 16.05 the LAMC, Site Plan Review for a project which creates 50,000 gross square-feet or more of nonresidential floor area, subject to the attached findings for disapproval;
8. Disapprove, pursuant to Section 12.27 of the LAMC, a Variance to permit a deviation in the FAR of 1.34:1 in lieu of the "D" limitation restricting the FAR to 1:1 pursuant to Ordinance 164,203, Subarea 2140, subject to the attached findings for disapproval;
9. Disapprove, pursuant to Section 12.24-X 22 and 12.28 of the of the LAMC, a Determination to permit portions of the project a maximum height of 35-feet, in lieu of transitional height limit of 33-feet as required by Section 12.21.1.A(10) of the Municipal Code for buildings located between 50 to 99 feet from RW1 Zone or a more restrictive zone, subject to the attached findings for disapproval;
10. Disapprove, pursuant to Section 11.5.7-C of the LAMC, a Project Permit Compliance with the Ventura/Cahuenga Boulevard Corridor Specific Plan, subject to the attached findings for disapproval;
11. Disapprove the Mitigated Negative Declaration No. ENV-2010-688-MND without prejudice; and
12. Adopt the attached findings for disapproval of all entitlement requests.

Requested Actions (Revised Project):

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (MND) for the above-referenced project.
2. Pursuant to Section 12.36 of the Los Angeles Municipal Code (LAMC), the concurrent processing of all entitlements listed below.
3. Pursuant to Section 12.32 of the LAMC, a Zone Change from C2-1VLD (Commercial Zone) and P-1VLD (Automobile Parking Zone) to (T)(Q)C2-1VLD (Commercial Zone).
4. Pursuant to Section 11.5.7-F of the LAMC, the following Exceptions from the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No.174,052):
 - c. Sec. 7.E to permit a height of 62 feet in lieu of the 30-foot height limit;
 - d. *Section 7.E.1.f to permit portions of the medical office building to exceed the required building setback above 30 feet in height for each 15 foot increment, or portion of that increment above 25 feet, at least a ten foot setback from the roof perimeter is provided;
 - c. Sec. 6.B to permit a Floor Area Ratio (FAR) of 1.10:1 in lieu of the maximum FAR permitted of 1.0:1;
 - d. Sec. 7.B to permit lot coverage of 63 percent in lieu of the maximum lot coverage permitted of 60 percent; and
 - e. Sec. 7.A to permit a side yard of 18 Ft. in lieu of maximum permitted of 10 ft.
5. Pursuant to Section 16.05 the LAMC, Site Plan Review for a project which creates 50,000 gross square-feet or more of nonresidential floor area.
6. Pursuant to Section 12.27 of the LAMC, a Variance to permit a deviation in the FAR of 1.10:1 in lieu of the "D" limitation restricting the FAR to 1:1 pursuant to Ordinance 164,203, Subarea 2140.
7. Pursuant to Section 12.24-X,22 and 12.28 of the of the LAMC, a Determination to permit portions of the project a maximum height of 35-feet, in lieu of transitional height limit of 33-feet as required by Section 12.21.1.A(10) of the Municipal Code for buildings located between 50 to 99 feet from RW1 Zone or a more restrictive zone.
8. Pursuant to Section 11.5.7-C of the LAMC, a Project Permit Compliance with the Ventura/Cahuenga Boulevard Corridor Specific Plan.

Recommended Actions (Revised Project):

1. Disapproval, pursuant to Section 12.32 of the L.A.M.C., a Zone Change from C2-1VLD and P-1VLD to (T)(Q)C2-1VLD over the entire, subject to the attached findings for disapproval;
2. Disapprove, pursuant to Section 11.5.7-F of the LAMC, an Exception from the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No.174,052) to permit a height of 62 feet in lieu of the 30-foot height limit specified in Section 7.E of the Specific Plan, subject to the attached findings for disapproval;
3. Disapprove, pursuant to Section 7.E.1.f to permit portions of the medical office building to exceed the required building setback above 30 feet in height for each 15 foot increment, or portion of that increment above 25 feet, at least a ten foot setback from the roof perimeter is provided, subject to the attached findings for disapproval;
4. Disapprove, pursuant to Section 11.5.7-F of the LAMC, an Exception from the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No.174,052) to permit a FAR of 1.10:1 in lieu of the maximum FAR of 1.0:1 specified in Section 6.B of the Specific Plan, subject to the attached findings for disapproval;
5. Disapprove, pursuant to Section 11.5.7-F of the LAMC, an Exception from the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No.174,052) to permit a lot coverage of 63 percent in lieu of the maximum lot coverage of 60 percent specified in Section 7.B of the Specific Plan, subject to the attached findings for disapproval;
6. Disapprove, pursuant to Section 11.5.7-F of the LAMC, an Exception from the Ventura-Cahuenga Boulevard Corridor Specific Plan (Ordinance No.174,052) to permit a side yard of 18 feet in lieu of the maximum 10 feet specified in Section 7.A of the Specific Plan, subject to the attached findings

- for disapproval;
7. Disapprove, pursuant to Section 16.05 the LAMC, Site Plan Review for a project which creates 50,000 gross square-feet or more of nonresidential floor area, subject to the attached findings for disapproval;
 8. Disapprove, pursuant to Section 12.27 of the LAMC, a Variance to permit a deviation in the FAR of 1.10:1 in lieu of the "D" limitation restricting the FAR to 1:1 pursuant to Ordinance 164,203, Subarea 2140, subject to the attached findings for disapproval;
 9. Disapprove, pursuant to Section 12.24-X,22 and 12.28 of the of the LAMC, a Determination to permit portions of the project a maximum height of 35-feet, in lieu of transitional height limit of 33-feet as required by Section 12.21.1.A(10) of the Municipal Code for buildings located between 50 to 99 feet from RW1 Zone or a more restrictive zone, subject to the attached findings for disapproval;
 10. Disapprove, pursuant to Section 11.5.7-C of the LAMC, a Project Permit Compliance with the Ventura/Cahuenga Boulevard Corridor Specific Plan, subject to the attached findings for disapproval;
 11. Disapprove the Mitigated Negative Declaration No. ENV-2010-688-MND without prejudice; and
 12. Adopt the attached findings for disapproval of all entitlement requests.

Staff: Franklin Quon (818) 374-5036

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.