

**CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY, OCTOBER 25, 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
Robert Lessin, Commissioner
Dana Perlman, Commissioner
Barbara, Commissioner
Vacant, Commissioner

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

Corrected Agenda (staff assignments**)

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s). 4.

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

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – October 11, 2012

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-2007-251-GPA-ZC-SP-SPA-CA](#)
CEQA: ENV-2007-254-EIR
Plan Area: Sherman Oaks-Studio City -
Toluca Lake-Cahuenga Pass

Council District: 4 – LaBonge
Expiration Date: 10-25-12
Appeal Status: Appealable to
City Council. ZC appealable by
applicant if disapproved in whole
or in part

LIMITED PUBLIC HEARING - Continued from the September 27, 2012 City Planning Meeting

Location: 100 UNIVERSAL CITY PLAZA

Proposed Project:

On September 27, 2012 the City Planning Commission recommended approval of the staff recommendation for entitlement actions for the NBC Universal Evolution Plan, and requested that the proposed Sign District come back for consideration on October 25, 2012. Staff recommends approval of the proposed Ordinance with edits as reflected in the staff report.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Certification of the Environmental Impact Report (EIR), **ENV-2007-254-EIR**, SCH No. 2007071036, for the above-referenced project, and the following:
 - a. Adoption of the Statement of Overriding Considerations setting forth the reasons and benefits approving the project with full knowledge those significant impacts may remain.
 - b. Adoption of the proposed Mitigation Monitoring and Reporting Program.
2. Recommend that the City Council Approve a Sign Supplemental Use District "SN" pursuant to LAMC Section 13.11, as recommended by staff, to set forth sign regulations, procedures, guidelines and standards for the Project Site.
3. Recommend that the City Council Adopt the 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.

Applicant: Universal Studios, Corinne Verdery
Representative: George Mihilsten/Maria Hoyer, Latham & Watkins

Recommended Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Certification of the Environmental Impact Report (EIR), **ENV-2007-254-EIR**, SCH No. 2007071036, for the above-referenced project, and the following:
 - a. Adoption of the Statement of Overriding Considerations setting forth the reasons and benefits approving the project with full knowledge those significant impacts may remain.
 - b. Adoption of the proposed Mitigation Monitoring and Reporting Program.
2. Recommend that the City Council Approve a Sign Supplemental Use District "SN" pursuant to LAMC Section 13.11, as recommended by staff, to set forth sign regulations, procedures, guidelines and standards for the Project Site.
3. Recommend that the City Council Adopt the 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.

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.

The City Planning Commission on September 27, 2012 considered and recommended that the City Council do the following: Certify the Environmental Impact Report (ENV-2007-254-EIR, SCH. No. 2007071036) including the accompanying Mitigation Monitoring and Reporting Program; Adopt a General Plan Amendment from a) Open Space, Minimum density Residential, Very Low density Residential, Medium density Residential, Limited Commercial, Community Commercial, and Regional Center Commercial to Regional Commercial for the City portions of the Project Site; Disapprove the establishment of the Universal Specific Plan within the City portions of the Project Site; pass an ordinance to Approve a Zone Change from OS-1XL, RE40-1, RE20-1, RE20-1-H, RE15-1-H, R1-1, P-1, PB-1, (Q)C1-1L, and C2-1 to [Q]C2-1-SN Zone; Disapprove a Specific Plan Amendment to the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943) to amend the boundary of the Outer Corridor to exclude approximately 1.5 acres of the subject property; Disapprove a Code Amendment to establish the Universal City Specific Plan (UCSP) Zone; Request that the Local Agency Formation Commission Consider a) an amendment to the City's Sphere of Influence, and b) a Pre-Annexation Agreement and Annexation of land from the unincorporated area of the County of Los Angeles to the City of Los Angeles, and a Detachment of land to the unincorporated County of Los Angeles; Recommend that the City Council Approve and Enter into a Development Agreement between Universal Studios, LLC and the City of Los Angeles to provide reasonable assurances to the Applicant with respect to its ability to implement the requested development approvals, with the provision to the City of certain public benefits with a term of 25-years for the entire Project Site.

The supplemental report provides analysis and recommendations on the actions that were continued to October 25, 2012 from the September 27, 2012 meeting.

Staff: Mariana Salazar (213) 978-0092

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| 5. <u>CPC-2012-1225-GPA-ZC-BL</u>
CEQA: ENV-2012-1224-MND
Plan Area: Van Nuys-North Sherman Oaks | Council District: 2 – Krekorian
Expiration Date: 10-27-12
Appeal Status: Zone Change
appealable to City Council by applicant
if disapproved in whole or in part |
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PUBLIC HEARING – Completed on September 24, 2012

Location: 13439, 13437-13443 W. BURBANK BOULEVARD

Proposed Project:

Demolition of 6 apartment units and construction of a two-story, 35-foot high, 22-unit apartment building over one level of on-grade parking having 42 spaces, on a 20,250 square-foot parcel.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (**ENV-2012-1224-MND**) for the above referenced project.
2. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Van Nuys - North Sherman Oaks Community Plan for the rear portion of the subject property from Low Residential to Medium Residential Land Use Designation.

3. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from [Q]R3-1 (Multiple Dwelling Zone) and R1-1 (One-Family Dwelling Zone) to (T)(Q)R3-1 (Multiple Dwelling Zone).
4. Pursuant to Section 12.32R of the Municipal Code, a Building Line Removal of the 25-foot building line established by Ordinance 98,921 on November 5, 1951.

Applicant: Altimus Properties, LLC
Representative: Jerome Buckmelter

Recommended Actions:

1. Approve and recommend that the City Council approve the General Plan Amendment from Low Residential to Medium Residential, for the rear portion of the subject property.
2. Approve and recommend that the City Council approve the Zone Change from [Q]R3-1 and R1-1 to (T)(Q)R3-1 for the subject property, with the Conditions of Approval.
3. Approve the requested Building Line Removal.
4. Adopt the Mitigated Negative Declaration as provided under case number **ENV-2012-1224-MND**, pursuant to the California Environmental Quality Act.
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.

Staff: *Priya Mehendale (818) 374-5060 ***

6. [**CPC-2012-289-CU**](#) Council District: 12 – Englander
CEQA: ENV-2012-290-CE Expiration Date: 10-25-12
Plan Area: Chatsworth-Porter Ranch Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on September 10, 2012

Location: 19850 DEVONSHIRE STREET

Proposed Project:

No new construction is proposed. The project consists of the continued use, maintenance, and operation of an existing private school (preschool to 5th grade) and summer school program; a maximum enrollment of 240 students, and hours of operation Monday through Friday from 7am to 6pm, with a continuation of existing school programs and events. The existing school is composed of four buildings totaling 22,705 square feet in floor area, and includes fifteen classrooms and thirty-two off-street parking spaces. The school is located on an approximately 2.6-acre property.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Find the Categorical Exception, **ENV-2012-290-CE**, prepared for the requested action is adequate.
2. Pursuant to Section 12.24. W.51 of the Municipal Code, a Conditional Use to permit the continued use of a child care facility or nursery school in the A Zone.
3. Pursuant to Section 12.24 U.24 (b) of the Municipal Code, a Conditional Use to permit the continued use of a private school serving grades Kindergarten through 5th grade in the A Zone.

Applicant: Egremont School
Representative: Jon Perica

Recommended Actions:

1. Approve a Conditional Use to permit the continued use of a child care facility or nursery school in the A Zone, subject to the Conditions of Approval.
2. Approve a Conditional Use to permit the continued use of a private school serving grades Kindergarten through 5th grade in the A zone, subject to the Conditions of Approval.
3. Adopt Categorical Exemption No. **ENV-2012-290-CE**.
4. Adopt the Findings.

Staff: Milena Zasadzien (818) 374-5054

7. **CPC-2012-1535-CU**

CEQA: ENV-2012-1536-CE

Plan Area: North Hollywood – Valley Village

Council District: 2 – Krekorian

Expiration Date: 10-26-12

Appeal Status: Appealable to
City Council

PUBLIC HEARING – Completed on August 20, 2012

CONSENT REQUEST

Location: 11846 KLING STREET

Proposed Project:

A Conditional Use permit pursuant to LAMC Section 12.24-U,24(c) to allow the continued use and operation of a private swim school with two (2) swimming pools on a 19,237 square-foot lot in the R1-1 zone with a single-family residence. No new construction is proposed. Proposed hours of operation are Monday through Friday 9 A.M. to 1 P.M. and 2:00 P.M. to 6:00 P.M., and on Saturday from 9:00 A.M. to 1:00 P.M. and 2:00 P.M. to 5:00 P.M. Up to six (6) private lessons will be held at one time during the weekdays and up to four (4) private lessons will be held at one time on Saturday. “Mommy/Daddy and Me” lessons with up to six (6) mothers/fathers and six (6) kids will be held no more than three (3) times a week. “Pre-Swim Team” lessons with up to 12 students and two (2) teachers will be held for 40 minutes at a time, no more than three (3) times per week between October and May. No more than three (3) one-on-one lessons shall be permitted in the other swimming pool at the same time as “Pre-Swim Team” or “Mommy/Daddy and Me” lessons.

Requested Actions:

1. Pursuant to Section 21084 of the California Public Resources Code, the above referenced project has been determined not to have a significant effect on the environment and which shall therefore be exempt from the provisions of CEQA.
2. Pursuant to Section 12.24 U.24 of the Municipal Code, a Conditional Use to permit the continued operation of a private swim school in the R1 Zone.
3. Consideration of Categorical Exemption No. **ENV-2012-1536-CE**.

Applicant: Dylan Herrick, Jim Herrick Swim School, LLC
Representative: Fred Gaines, Kimberly Rible, Gaines and Stacey, LLP

Recommended Actions:

1. Approve the Conditional Use to permit the continued use of a private swim school in the R1 Zone, subject to the Conditions of Approval.
2. Adopt Categorical Exemption No. **ENV-2012-1536-CE**.
3. Adopt the Findings.

Staff: *Jennifer Driver (818) 374-9916 ***

8. **CPC-2012-856-CU**
CEQA: ENV-2012-857-ND
Plan Area: Sunland-Tujunga-Lake View
Terrace-Shadow Hills- East La Tuna Canyon

Council District: 7 – Alarcon
Expiration Date: 10-25-12
Appeal Status: Appealable
to City Council

PUBLIC HEARING – Completed on August 20, 2012

Location: 11500 N. ELDRIDGE AVENUE

Proposed Project:

An increase in maximum enrollment from 1,000 students to 1,170 students at the “Lakeview Education Complex”, an existing public charter middle and high school campus, on an approximately 2.85 acre site in the A2-1 zone. No new construction or physical change to the property is proposed.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Negative Declaration (**ENV-2012-857-ND**) for the above referenced project.
2. Pursuant to Section 12.24.U.6 of the Municipal Code, a Conditional Use to permit an increase in enrollment at an existing educational institution.

Applicant: Jacqueline Elliot, Partnerships to Uplift Communities, (PUC) Schools
Brian Gonzalez, Pacific Charter School Development, Inc.
Representative: Michael S. Woodward

Recommended Actions:

1. Approve the Conditional Use to permit the continued use of an educational institution in the A2-1 Zone, subject to the Conditions of Approval.
2. Adopt Negative Declaration No. **ENV-2012-857-ND**.
3. Adopt the Findings.

Staff: *Franklin Quon (818) 374- 5036 ***

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, November 8, 2012**

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

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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.