

OFFICIAL MINUTES

**CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY, OCTOBER 25, 2012, after 8:30 a.m.
VAN NUYS CITY HALL COUNCIL CHAMBER – SECOND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

MINUTES OF LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE THROUGH THE WORLD WIDE WEB AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President William Roschen at 9:00 a.m.
Commissioners present: Freer, Hovaguimian, Lessin, Perlman, Romero

1. DIRECTOR'S REPORT

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports: Director Michael LoGrande represented the Department and spoke on update of Zoning Code, Draft Community Plans, City Council progress on the Chinatown ICO and USC project
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update – Michael Bostrom had no report
- C. Other items of interest:

2. COMMISSION BUSINESS

- A. Advance Calendar - Perlman absent 11/8/12, Lessin absent 12/20/12
- B. Commission Requests
 - Roschen: Discussion on completeness of applicant's responses
 - Perlman: Enforce deadline for submissions
 - Freer: Do Real Planning input
 - Romero: More time to review complex cases
- C. Minutes of Meeting – October 11, 2012

Motion:

To approve the Minutes of Meeting for October 11, 2012 (as amended by Commissioner Perlman).

Moved: Perlman
Seconded: Hovaguimian
Ayes: Freer, Lessin, Romero, Roschen
Absent: Burton, Cardoso
Vacant: One

Vote: 6 - 0

3. PUBLIC COMMENT PERIOD

No speakers

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 Mhlsten/Maria Hoye, 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

Motion:

To approve per staff recommendations with modified conditions of approval and amended findings.

Moved: Roschen
Seconded: Perlman
Ayes: Freer, Hovaguimian, Lessin, Romero

Absent: Burton, Cardoso
Vacant: One

Vote: 6 - 0

5. **CPC-2012-1225-GPA-ZC-BL**
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

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

Motion:

To approve per staff recommendations with modified conditions of approval.

Moved: Roschen
Seconded: Lessin
Ayes: Freer, Hovaguimian, Perlman, Romero
Absent: Burton, Cardoso
Vacant: One

Vote: 6 - 0

6. CPC-2012-289-CU

CEQA: ENV-2012-290-CE

Plan Area: Chatsworth-Porter Ranch

Council District: 12 – Englander

Expiration Date: 10-25-12

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

Motion:

To approve per staff recommendations with technical change to conditions of approval – by consent.

Moved: Hovaguimian
Seconded: Lessin
Ayes: Freer, Perlman, Romero, Roschen
Absent: Burton, Cardoso
Vacant: One

Vote: 6 - 0

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

Motion:

To approve per staff recommendations with modified conditions of approval – by consent.

Moved: Lessin
Seconded: Hovaguimian
Ayes: Freer, Romero, Perlman, Roschen
Absent: Burton, Cardoso
Vacant: One

Vote: 6 - 0

8. CPC-2012-856-CU

CEQA: ENV-2012-857-ND
Plan Area: Sunland-Tujunga-Lake View
Terrace-Shadow Hills

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

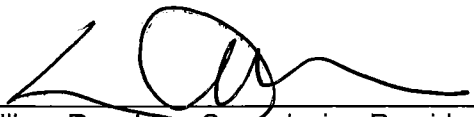
Motion:

To approve per staff recommendations with modified conditions of approval.

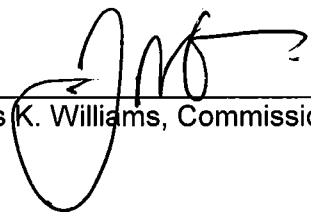
Moved: Roschen
Seconded: Freer
Ayes: Hovaguimian, Lessin, Perlman, Romero, Roschen
Absent: Burton, Cardoso
Vacant: One

Vote: 6 - 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 1:20 p.m.



William Roschen, Commission President



James K. Williams, Commission Executive Assistant II

Adopted: 11/8/12