

**CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY, FEBRUARY 28, 2013, 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 Romero, Commissioner
Vacant, 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. 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 – February 14, 2013

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-2009-837-CU-SPE-DRB-SPP-SPR-DI-ZV](#)

CEQA: ENV-2009-836-MND

Plan Area: Encino-Tarzana

Council District: 5 – Koretz

Expiration Date: 2-28-13

Appeal Status: Appealable to
City Council

PUBLIC HEARING – Completed on October 29, 2012

Location: 15871 MULHOLLAND DRIVE

Proposed Project:

Continued operation and maintenance of an existing private school of 60,570 square feet of floor area that proposes to demolish approximately 20,670 square feet of buildings and construct approximately 82,940 square feet of new school facilities. Seven (7) new buildings and additions resulting in a net increase of 62,270 square feet for a total project buildout of 122,840 square feet, with a total of 242 parking spaces. Construction will be in 3 to 4 phases with the initial phase commencing in the Winter of 2014 and the final phase beginning as early as 2019 or as late as 2025. Phase I of this project will include the construction of an 18,300 square foot performing arts building, with an interim phase of a 4,500 square foot renovation and addition of the existing arts facility (Ahmanson Building) as noted below under the Design Review request.

Details of the project involve additions to existing educational facilities including 2,500 sq.ft. of classroom; 14,350 sq.ft. of library space, 6,000 sq. ft. at the “back of pavilion”, 8,600 sq.ft. of athletic space, and 2,300 sq.ft. of admissions office floor area. New buildings for construction will include a classroom building of 6,140 sq.ft., a science building of 3,750 sq.ft., a performing arts building of 18,300 sq.ft., and a gymnasium building of 14,800 sq.ft., a dining facility of 6,200 sq. ft. Further, a redesigned athletic field and parking area to create a total of 213 surface parking spaces.

Staffing modifications include the employment of up to 50 faculty and staff members in addition to the existing faculty/staff. Operational hours will be from 8:15 AM to 3:15 PM, with afterschool activities. No operational programming changes or increase in maximum enrollment is proposed for the existing private elementary school of 675 students, on an approximately 27 acre site.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consideration of the Mitigated Negative Declaration (**ENV-2009-836-MND**) for the above referenced project.
2. Pursuant to Section 12.24.U.24 of the Municipal Code, a Conditional Use to permit an educational institution.
3. Pursuant to Section 11.5.7 F of the Municipal Code, Exceptions from the following Sections of the Mulholland Scenic Parkway Specific Plan:
 - a. Section 6A to allow institutional uses within the Mulholland Scenic Parkway Specific Plan’s Outer Corridor.
 - b. Section 5.B.1.b to allow grading of a prominent ridge (nearest Mulholland Drive in excess of 1,000 cubic yards.
 - c. Section 6D to allow an approximately 37-foot high building located in the Inner Corridor, in lieu of the maximum 30-foot high permitted.
4. Pursuant to Section 16.50 of the Municipal Code, Design Review Determination in compliance with Section 11 of the Mulholland Scenic Parkway Specific Plan only for the proposed rehabilitation and addition of approximately 3,327 square feet of new building footprint and 921 square feet of covered area to an existing structure located within the Outer Corridor of the Specific Plan.
5. Pursuant to Section 11.5.7 C of the Municipal Code, Specific Plan Project Permit Compliance with the Mulholland Scenic Parkway Specific Plan.
6. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review for projects which result in an increase of 50,000 gross square feet or more of non-residential area.

7. Pursuant to Section 16.50 of the Municipal Code and Section 6.C.1 of the Mulholland Scenic Parkway Specific Plan, Director's Interpretation to allow a structure (retaining wall) within 50 vertical feet of a prominent ridge located adjacent to Mulholland Drive. The wall will not be visible from adjacent Mulholland Drive).
8. Pursuant to Section 12.27 of the Municipal Code, a Variance from Section 12.21.C.10(f) to permit grading quantities in excess of the maximum grading quantity permitted by the Baseline Hillside Ordinance Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Certification of an Environmental Impact Report (**ENV-2009-2656-EIR**, SCH# 2010011044) for the above referenced project and Adoption of the proposed Mitigation Monitoring and Reporting Program and the required findings for the adoption of the EIR and Statement of Overriding Consideration.

Applicant: Peter Smailes, Curtis School Foundation
Representative: Michael Gonzales, Gonzales Law Group

Recommended Actions:

1. Approve the Conditional Use to permit the continued use of an educational institution in the A2-1 Zone, subject to conditions of approval.
2. Approve the Exceptions from the following Sections of the Mulholland Scenic Parkway Specific Plan, subject to conditions of approval.
 - a. Section 6A to allow institutional uses within the Mulholland Scenic Parkway Specific Plan's Outer Corridor.
 - b. Section 6D to allow an approximately 37-foot high building located in the Inner Corridor, in lieu of the maximum 30-foot high permitted.
3. Receive and File the Exception from Section 5.B.1.b of the Mulholland Scenic Parkway Specific Plan to allow grading of a prominent ridge (nearest Mulholland Drive in excess of 1,000 cubic yards.
4. Approve the Specific Plan Project Permit Compliance and Design Review Determination in compliance with Section 11 of the Mulholland Scenic Parkway Specific Plan only for the proposed rehabilitation and addition of approximately 3,327 square feet of new building footprint and 921 square feet of covered area to an existing structure located within the Outer Corridor of the Specific Plan, subject to conditions of approval.
5. Disapprove the Site Plan Review for projects which result in an increase of 50,000 gross square feet or more of non-residential area.
6. Disapprove the Director's Interpretation to allow a structure (retaining wall) within 50 vertical feet of a prominent ridge located adjacent to Mulholland Drive.
7. Approve the Variance from Section 12.21.C.10(f) to permit grading quantities in excess of the maximum grading quantity permitted by the Baseline Hillside Ordinance subject to conditions of approval.
8. Adopt Mitigated Negative Declaration Report No. **ENV-2009-836-MND**.
9. Adopt the Findings.
10. 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: Franklin Quon (818) 374-5036

5. [CPC-2008-4604-GPA-ZC-HD-CUB-DB-SPR](#)
CEQA: ENV-2008-3989-EIR, SCH# 2010011044
Plan Area: West Los Angeles

Council District: 5 – Koretz
Council District: 11 – Rosendahl
Expiration Date: 3-13-13
Appeal Status: Appealable to City
Council, ZC is appealable by
applicant only (if denied)

PUBLIC HEARING – Completed on December 5, 2012

Location: 11122 W. PICO BOULEVARD, 2431-2441 S. SEPULVEDA,
ADD AREA: 11240, 11250, 11120, 11160, 11110 W. PICO BOULEVARD

Proposed Project:

Demolition of an operational concrete plant, a building materials supply store, and accessory buildings, approximately 7,000 square feet, for the development of a 785,564 square-foot, mixed-use project consisting of 638 dwelling units (71 of which will be set aside for Very Low Income Senior Housing), 160,000 square feet of retail uses, consisting of approximately 110,000 square feet of retail space and a 50,000 square-foot of grocery market, with a total of 1,795 parking spaces provided within six subterranean parking levels. The gross floor area to be constructed will be approximately 785,564 square feet on a project site of 284,078 square feet (6.52 acres).

ADD AREA: No project is proposed.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Certification of the Environmental Impact Report (EIR), **ENV-2008-3989-EIR**, SCH No. 2009061041, 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 and Reporting Program and the required Findings for the adoption of the EIR.
2. 11122 W. Pico Boulevard; 2431-2441 S. Sepulveda Boulevard: Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the West Los Angeles Community Plan land use from Light Manufacturing Industrial and Public Facilities to Community Commercial.
3. ADD AREA located at 11110, 11240, 11250, 11200 and 11160 W. Pico Boulevard: Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the West Los Angeles Community Plan land use from Light Manufacturing Industrial and Public Facilities to Community Commercial.
4. 11122 W. Pico Boulevard; 2341-2441 S. Sepulveda Boulevard only: Pursuant to Section 12.32 of the Municipal Code, a Zone Change from M2-1-O (Light Manufacturing) and PF-1XL (Public Facilities) to (T)(Q)C2-1-O (Community Commercial).
5. 11122 W. Pico Boulevard; 2341-2441 S. Sepulveda Boulevard only: Pursuant to Section 12.32 of the Municipal Code, a Height District Change for the PF portion of the site from Height District 1XL to Height District 1.
6. Pursuant to Section 12.24 W.1 of the Municipal Code, a Conditional Use to permit the off-site sales of a full-line of alcoholic beverages for one grocery tenant.
7. Pursuant to Section 12.24 W.1 of the Municipal Code, a Conditional Use to permit the off-site sales of a full-line of alcoholic beverages for one retail tenant.
8. Pursuant to Section 12.22 A 25 in consideration of providing 71 of the dwelling units (about 11 percent) as restricted affordable units to Very Low Income Senior Households with one Affordable Housing Incentive to permit a 3:1 floor area ratio instead of the otherwise permitted 1.5:1 floor area ratio.

9. Pursuant to Section 16.05 of the Municipal Code, a Site Plan Review approval for a development which will result in an increase of more than 50,000 square feet of non-residential floor area and a development which results in an increase of 50 or more dwelling units.

Applicant: Casden West LA, LLC, Los Angeles County Metro Transportation Authority
Representative: Howard Katz

Recommended Actions:

1. Certify that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report, and Errata, Environmental Clearance No. **ENV-2008-3989-EIR**, (SCH. No. 2009061041).
 - a. Adopt the Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.
 - b. Adopt the Mitigation Monitoring and Reporting Program: Adopt the related Environmental Findings.
2. Recommend that the City Council Approve a General Plan Amendment to the West Los Angeles Community Plan land use from Light Manufacturing Industrial and Public Facilities to Community Commercial for the property located at 11122 W. Pico Boulevard; 2431-2441 S. Sepulveda Boulevard.
3. Recommend that the City Council Disapprove a General Plan Amendment to the West Los Angeles Community Plan for the ADD AREAS located at ADD AREA located at 11110, 11240, 11250, 11200 and 11160 W. Pico Boulevard.
4. Recommend that the City Council Approve a Zone Change from M2 and PF to (T)(Q)C2.
5. Recommend that the City Council Approve a Height District Change from Height District 1XL to Height District 1.
6. Approve the requested Conditional Use to permit the sale and dispensing of a full-line of alcohol for off-site consumption for one grocery tenant.
7. Approve the requested Conditional Use to permit the sale and dispensing of a full-line of alcohol for off-site consumption for one retail tenant.
8. Approve a Density Bonus to allow 71 Very Low Income Senior Household units with 36 parking spaces, utilizing Parking Option, with one on-menu incentive to permit a floor area ratio of 3:1.
9. Approve the Site Plan Review.
10. 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.
11. 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: Henry Chu (213) 978-1324

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, March 14, 2013**

**The Boys & Girls Club
100 W. 5th Street
San Pedro, CA 90731**

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.