

**CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY, APRIL 25, 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
Camilla Eng, Commissioner
George Hovaguimian, 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) 7 and 9.

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 – April 11, 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: 4-25-13 Ext.
Appeal Status: Appealable to
City Council

PUBLIC HEARING – Completed on October 29, 2012

CONTINUED FROM THE FEBRUARY 28, 2013 CPC MEETING

Request for further continuance

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-2012-3243-ZC-BL-ZV-ZAA-SPR](#)
CEQA: ENV-2012-3244-MND-REC1
Plan Area: Van Nuys-North Sherman Oaks

Council District: 2 – Krekorian
Expiration Date: 5-20-13
Appeal Status: Appealable to City Council, ZC is appealable (by applicant only) if denied in whole or in part

PUBLIC HEARING – Completed on March 5, 2013
CONSENT REQUEST

Location: 14111-14135 W. SHERMAN WAY, 7235-7301 N. HAZELTINE AVENUE

Proposed Project:

The demolition of existing school structures and the construction, use and maintenance of four traditional single-family homes and 131 single-family homes in accordance with the Small Lot Ordinance. One separate lot is being improvement and dedicated as a public park.

Requested Actions:

1. Pursuant to LAMC Section 12.32-F, a Zone Change from R1-1 (One-Family Zone) and [Q]RD1.5-1 (Restricted Density Multiple Dwelling Zone) of the easterly parcel to (T)(Q)RD1.5-1 with the new zone replacing the old “Q” Condition. (Note: westerly parcel will remain zoned R3-1 and R1-1.)
2. Pursuant to LAMC Sections 12.32-R, the removal of a 15-foot Building Line along the north side of Sherman Way, established by Ordinance No. 87,516 on January 15, 1943.
3. Pursuant to LAMC Section 12.27, Zone Variances to permit the construction of the 131 single-family homes in accordance with the Small Lot Ordinance prior to recordation of the final tract map, from:
 - a. Section 12.21-C,2(a) to allow a minimum separation between buildings of approximately 2-inches in lieu of 12 feet.
 - b. Section 12.21-C,2(b) to allow a minimum passageway between buildings of approximately 5 feet in lieu of 12 feet.
 - c. Section 12.21-G,2 to allow zero square feet of open space for each dwelling unit in lieu of 175 square feet for dwelling units having more than three habitable rooms.
4. Pursuant to LAMC Section 12.27, a Zone Variance from Sections 12.09.1-A and 12.21-C,5(h) to allow vehicular access from a less restrictive zone (R3-1 Zone) to a more restrictive zone (RD1.5-1 Zone) permitting guest parking and common driveway access across the site.
5. Pursuant to LAMC Section 12.28, a Zoning Administrator’s Adjustment from Sections 12.08-C,3, 12.09-B,1, 12.09-B,3, 12.10-C,1, and 12.10-C,3 to permit a 10-foot front yard setback along Hazeltine Avenue and a 5-foot front yard setback along Sherman Way in lieu of the minimum required 15 feet (after dedications), a reduced 5-foot rear yard setback in lieu of the required 15 feet, and a 5-foot side yard setback in lieu of the required 6 feet, to permit construction of the small-lot dwellings prior to the recordation of the final tract map.
6. Pursuant to LAMC Section 16.05, a Site Plan Review for a development of 135 single-family homes.
7. Consideration of Mitigated Negative Declaration No. **ENV-2012-3244-MND-REC1**.

Applicant: Marc Annotti, PC Sherman Way Assoc., LLC
Representative: Joel Miller, PSOMAS

Recommended Actions:

1. Approve and recommend that the City Council adopt a Zone Change for the portion of the site with the Low Medium II Residential land use designation (14111 Sherman Way & 7235-7301 Hazeltine Avenue) from R1-1 and [Q]RD1.5-1 to (T)(Q)RD1.5-1 with the new zone replacing the old “Q” Condition.

2. Approve and recommend that the City Council remove a 15-foot Building Line along the north side of Sherman Way, established by Ordinance No. 87,516 on January 15, 1943.
3. Approve the Zone Variances to allow a minimum separation between buildings of a minimum of 2 inches in lieu of 12 feet; passageway between buildings of a minimum of 5 feet in lieu of 12 feet; and, zero square feet of open space for each dwelling unit in lieu of 175 square feet for dwelling units having more than three habitable rooms, all to permit the construction of the 131 single-family homes in accordance with the Small Lot Ordinance prior to recordation of the final tract map.
4. Approve a Zone Variance to allow vehicular access from a less restrictive zone (R3-1 Zone) to a more restrictive zone (RD1.5-1 Zone) permitting guest parking and common driveway access across the site.
5. Deny a Zoning Administrator's Adjustment to allow a 5-foot front yard setback along Sherman Way and approve a 10-foot front yard setback along Sherman Way in lieu of the minimum 15 feet required (after dedications).
6. Approve a Zoning Administrator's Adjustment to allow a 10-foot front yard setback along Hazeltine Avenue in lieu of the minimum 15 feet required (after dedications), a reduced 5-foot rear yard setback in lieu of the required 15 feet, and 5-foot side yard setback in lieu of the required 6 feet, to permit construction of the small-lot dwellings prior to the recordation of the final tract map, as conditioned.
7. Approve a Site Plan Review for a development of 135 single-family homes.
8. Adopt the Findings.
9. Adopt Mitigated Negative Declaration No. **ENV-2012-3244-MND** and reconsideration of the project description.
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 State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Sara Hounsell (818) 374-9909

6. [CPC-2010-3152-ZC-HD-SPE-SPP-SPR-CUB](#)
 CEQA: ENV-2004-6000-EIR, SCH#2004111068
 Plan Area: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass
 Related Case: VTT-61216-CN-1A

Council District: 4 – LaBonge
 Expiration Date: 4-25-13
 Appeal Status: Appealable to City Council, ZC is appealable (by applicant only) if denied in whole or in part

PUBLIC HEARING – Completed on February 19, 2013

Location: 4827 SEPULVEDA BOULVEVARD

Proposed Project:

The construction of a new mixed-use project including 399 residential units and 52,000 square feet of retail space on a mostly vacant 4.5 acre property. The project would range in height from 45 to a maximum height of 100 feet and include approximately 582,359 square feet of floor area and an approximate 13,000 square-foot plaza with public access. A total of 1,206 parking spaces would be provided (798 residential, 200 guest, 208 commercial parking spaces).

Requested Actions:

1. Pursuant to Section 21082.1(c) of the Public Resources Code, Certification of the Environmental Impact Report No. **ENV-2004-6000-EIR**, SCH#2004111068 and the adoption of findings and

Statement of Overriding Considerations of the environmental evaluation provided in the Environmental Impact Report.

2. Pursuant to Sections 12.32 F and Q, of the Los Angeles Municipal Code (L.A.M.C.), a Vesting Zone and Height District change from the (Q)CR-1L, (Q)P-1L, R3-1L and R1-1L Zones to the (T)(Q)C2-2D Zone (Height District 2D).
3. Pursuant to Section 11.5.7.F of the L.A.M.C, the Applicant requests the following Exceptions from the Ventura-Cahuenga Boulevard Corridor Specific Plan:
 - a) Section 6.B.4 restricts the floor area of a project to 1.5 to 1. The project requests a proposed floor area ratio of 2.75 to 1.
 - b) Section 7.A.2.a prohibits front yard setbacks in excess of 10 feet. The Applicant is requesting to exceed the front yard setback by 59 feet for approximately 137 lineal feet of the project's approximate 461 lineal-foot Sepulveda Boulevard frontage to accommodate portions of an approximate 13,000 square-foot public plaza, which is approximately 69 feet deep and approximately 137 feet wide.
 - c) Section 7.B.1 restricts the maximum lot coverage to 75%. The Applicant is requesting maximum lot coverage of 78.5% at grade.
 - d) Section 7.E.1.b.4 limits the building heights in this sub-area to 75 feet. The Applicant is requesting a maximum building height of 100 feet over approximately 32% of the site.
4. Pursuant to Section 11.5.7 C of the L.A.M.C., the Applicant requests that the Director of Planning approve the project for compliance with the Ventura/Cahuenga Boulevard Corridor Specific Plan with the exceptions identified above.
5. Pursuant to L.A.M.C. Section 12.24 W 1, the Applicant requests permission to sell a full line of alcoholic beverages for off-site consumption in conjunction with a retail grocery store.
6. Pursuant to L.A.M.C. Section 16.05, the Applicant requests that the decision-maker make the Site Plan Review findings.
7. That the Appeal of Vesting Tentative Tract Map 61216 be denied in whole.

Applicant: M. David Paul & Associates
Representative: Craig Lawson & Co., LLC

Recommended Actions:

1. Pursuant to Section 21082.1(c) of the Public Resources Code (California Environmental Quality Act), certify Environmental Impact Report No. **ENV-2004-6000-EIR**, SCH#2004111068 and adopt the findings and Statement of Overriding Considerations as provided in the environmental evaluation of the Environmental Impact Report.
2. Recommend that the City Council Adopt a Vesting Zone Change from the (Q)CR-1L, (Q)P-1L, R3-1L, and R1-1 Zones, to the (T)(Q)C2 Zone, with a residential density limited to 325 units.
3. Recommend that the City Council Approve a Height District Change from Height District 1L, to Height District 2D with "D" limitations to Floor Area and Height as prescribed under the Specific Plan Exceptions grant.
4. Approve the requested Site Plan Review.
5. Approve the requested Conditional Use Permit for a full-line of alcoholic beverages for off-site consumption in conjunction with the operation of a grocery market.
6. Recommend that the determinations for the requested Specific Plan Exceptions be made as follows:
 - Deny a Floor Area Ratio of 2.75:1 and Approve a Floor Area Ratio of 2.25:1.
 - Approve a front yard setback of 59 feet for approximately 137 lineal feet of the project's approximate 461 lineal-foot Sepulveda Boulevard frontage to accommodate portions of an approximate 13,000 square-foot public plaza, which is 69 feet deep and approximately 137 feet wide.
 - Approve a maximum lot coverage of 78.5% at grade.
 - Deny a height of 100 feet and Approve a height of 82 feet.
7. Pursuant to Section 11.5.7-C of the Los Angeles Municipal Code, Approve a Project Permit based

- on the above exception grants.
8. Recommend that the Appeal of Vesting Tentative Tract Map No. VTT-61216 be Denied in whole, and that the entire decision of the Deputy Advisory Agency approval be Sustained, except where modifications to the project have been made herein.
 9. Recommend that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and, that the "T" Tentative classification be removed in the manner indicated.
 10. Adopt the Findings.
 11. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption may be required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination ("NOD") filing.

Staff: Nicholas Hendricks (818) 374-5046

7. [VTT-61216-CN-1A](#)

CEQA: ENV-2004-6000-EIR, SCH#2004111068

Plan Area: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

Related Case: CPC-2010-3152-ZC-HD-SPE-SPP-SPR-CUB

Council District: 4 – LaBonge

Expiration Date: 4-25-13

Appeal Status: Further

Appealable to City Council

PUBLIC HEARING

Location: 4827 SEPULVEDA BOULVEVARD

Proposed Project:

The proposed construction, use and maintenance of a maximum 399 residential condominium units.

Requested Actions:

An Appeal of the Deputy Advisory Agency's **approval** of **Vesting Tentative Tract Map No. 61216-CN**, composed of 1 ground lot and 9 airspace lots, to permit a maximum of 399 residential condominium units. Consideration of Environmental Impact Report No. **ENV-2004-6000-EIR**.

Applicant: M. David Paul & Associates

Representative: Craig Lawson & Co., LLC

Appellant: Sherman Oaks Residents for a Safe Environment

Representative: Law Office of Bradly S. Torgan

Recommended Actions:

1. **Deny the Appeal.**
2. **Sustain** the Deputy Advisory Agency's **approval** of **Vesting Tentative Tract Map No. 61216-CN**, composed of 1 ground lot and 9 airspace lots, to permit a maximum of 399 residential condominium units.
3. **Adopt** Environmental Impact Report No. **ENV-2004-6000-EIR** and the associated findings.

Staff: Nicholas Hendricks (818) 374-5046

8. [CPC-2012-1363-GPA-ZC-SPR-BL](#)

CEQA: ENV-2012-1361-MND

Plan Area: Canoga Park-Winnetka-Woodland Hills-West Hills

Council District: 3 – Zine

Expiration Date: 4-25-13

Appeal Status: Appealable to City Council, ZC is appealable (by applicant only) if denied in whole or in part

PUBLIC HEARING – Completed on August 21, 2012

Location: 20600-20620 W. ROSCOE BOULEVARD

Proposed Project:

The project involves the development of 96 condominium units in two buildings in the proposed R3-1 Zone, 15 detached condominium units in the proposed RD3-1 Zone, and 7 detached condominiums in the proposed RD5-1 Zone for a total of 118 residential condominium units on a 186,224 square-foot lot. The existing church facility will be demolished.

Requested Actions:

1. Pursuant to Section 11.5.7 of the Los Angeles Municipal Code, a General Plan Amendment from Low Density Residential to Medium and Low Medium I Residential.
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code, a Zone Change from the RA-1 Zone to the R3-1, RD3-1 and RD5-1 Zones.
3. Repeal of Ordinance No. 96,753, to remove a 25-foot Building Line.
4. Pursuant to Section 16.05 of the Los Angeles Municipal Code, Site Plan Review for a project exceeding 50 units.
5. Consideration of Mitigated Negative Declaration No. **ENV-2012-1361-MND**.

Applicant: 20600 Roscoe Village, LLC
Representative: Montage Development Corp.

Recommended Actions:

1. Recommend that the City Council Adopt a General Plan Amendment from Low Residential to Low Medium 1 and Medium Residential designations.
2. Recommend that the City Council Adopt a Zone Change from the RA-1 to the (T)(Q)R3-1, (T)(Q)RD3-1, and (T)(Q)RD5-1 Zones.
3. Recommend that the City Council Repeal Ordinance No. 96,753 which established a 25-foot Building Line on the subject site.
4. Approve the requested Site Plan Review.
5. Recommend that the applicant be advised that time limits for effectuation of a zone in the “T” Tentative classification or “Q” Qualified classification are specified in Section 12.32.G of the L.A.M.C. Conditions must be satisfied prior to the issuance of building permits and, that the “T” Tentative classification be removed in the appropriate manner.
6. Adopt the Findings.
7. Adopt Mitigated Negative Declaration as provided under case number **ENV-2012-1361-MND** and pursuant to Section 21082.1(c)(3) of the California Public Resources Code.
8. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption may be required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (“NOD”) filing.

Staff: Nicholas Hendricks (818) 374-5046

9. [CPC-2006-5569-CPU](#)
CEQA: ENV-2006-5624-EIR, SCH#2008021089
Plan Area: Sylmar

Council District: 7 – Alarcon
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Location:

The project area is the Sylmar Community Plan area, located 28 miles north of Downtown Los Angeles in the northeast portion of the San Fernando Valley, adjacent to the San Gabriel Mountains and Angeles National Forest. It is generally bounded by the Los Angeles City boundary line on the north and east, the City of San Fernando on the south and southeast, and the Interstate (I-5) and Interstate (I-405) on the west.

Proposed Project:

Sylmar Community Plan Update: The Sylmar Community Plan Update (Proposed Plan) revises and updates the Sylmar Community Plan Text and Land Use Diagram to reflect shifts in existing conditions since the last Plan Update in 1997. The Proposed Plan includes new goals, policies, and implementation programs; revisions to the Citywide General Plan Framework Element, Transportation Element, and General Plan Land Use designations; Zone and Height District changes; changes to the existing Equinekeeping “K” District; establishment of a Community Plan Implementation Overlay (CPIO) District; and Street Redesignations and Modifications.

Requested Actions:

1. Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code and City Charter Sections 555 and 558, amend the Sylmar Community Plan as part of the General Plan of the City of Los Angeles, as modified in the attached Sylmar Community Plan Resolution, the Sylmar Community Plan Text, Land Use and Zone Change Map, and Additional Plan Map Symbol, Footnote, Land Use Designations and Corresponding Zones.
2. Pursuant to Section 12.32 of the Municipal Code, rezoning actions to effect changes of zone as identified on the Land Use and Zone Change Map, Land Use and Zone Change Matrix, amendments to the Equinekeeping “K” District boundaries and regulations, and the Community Plan Implementation Overlay (CPIO) District.
3. Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code and City Charter Sections 555 and 558, amend the Highways and Freeways Map of the Transportation Element of the General Plan to reclassify selected streets within the Sylmar Community Plan as shown on the Street Redesignations and Modifications Matrix.
4. Pursuant to procedures set forth in Section 11.5.6 of the Municipal Code and City Charter Sections 555 and 558, amend the Long Range Land Use Diagram of the Citywide General Plan Framework Element to reflect changes and modifications to the geography of neighborhood districts, community centers, and mixed use boulevards as shown on the Proposed Long Range Land Use Diagram Framework Map.
5. Review and consideration of the Draft Environmental Impact Report No. **ENV-2006-5624-EIR** (State Clearing House No. 2008021089).

Applicant: City of Los Angeles

Recommended Actions:

1. Approve the Staff Report as the Commission Report.
2. Approve and Recommend that the Mayor approve and the City Council adopt the attached Sylmar Community Plan Resolution, the Sylmar Community Plan Text, Land Use and Zone Change Map, and Additional Plan Map Symbol, Footnote, Land Use Designations and Corresponding Zones amending the Sylmar Community Plan as part of the General Plan of the City of Los Angeles, as modified.

3. Approve and Recommend that the City Council adopt the requested rezoning actions to effect changes of zone as identified in the Land Use and Zone Change Map, Land Use and Zone Change Matrix, amendments to Equinekeeping "K" District boundaries and regulations, and Community Plan Implementation Overlay (CPIO) District.
4. Instruct the Department of City Planning to finalize the necessary zone change ordinances and findings to be presented to City Council, and make other technical corrections as necessary.
5. Amend the Highways and Freeways Map of the Transportation Element of the General Plan to reclassify selected streets within the Sylmar Community Plan as shown on the Street Redesignations and Modifications Matrix.
6. Amend the Long Range Land Use Diagram of the Citywide General Plan Framework Element to reflect changes and modifications to the geography of neighborhood districts, community centers, and mixed use boulevards as shown on the Proposed Long Range Land Use Diagram Framework Map.
7. Authorize the Director of Planning to present the resolution, Community Plan text and Plan amendments to the Mayor and City Council, in accordance with Sections 555 and 558 of the City Charter.
8. Find that the boundaries of the Sylmar Equinekeeping "K" District are appropriate and that the "K" District meets the required criteria pursuant to Los Angeles Municipal Code Section 13.05 B.1 and that the additional lot conditions are necessary to implement the programs, policies, and design guidelines of the Sylmar Community Plan.
9. Approve the establishment of the Sylmar Equinekeeping "K" District expansion area and additional lot conditions and Recommend that the City Council adopt the recommended boundaries of the revised Sylmar Equinekeeping "K" District, for the area containing the existing and expansion area as a merged area.
10. Find that in accordance with Los Angeles Municipal Code Section 13.14 C.5, the proposed supplemental development regulations of the Community Plan Implementation Overlay (CPIO) District are consistent with, and necessary to implement, the programs, policies, and design guidelines of the Sylmar Community Plan.
11. Find that the City Planning Commission has reviewed and considered the Draft Environmental Impact Report, **ENV-2006-5624-EIR** (State Clearing House No. 2008021089) and transmit the EIR to the City Council for certification.
12. Recommend that the City Council consider a Statement of Overriding Considerations with the Final Environmental Impact Report.
13. Approve and Recommend that the City Council Adopt the associated Findings, and direct staff to prepare additional environmental findings for the City Council consideration.

Staff: Emily Yllescas (818) 374-5058

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, May 9, 2013**
CITY HALL

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

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