

**CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY, JUNE 27, 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) 6, 7, 8.

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 – June 13, 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: 6-27-13 Ext.
Appeal Status: Appealable to
City Council

PUBLIC HEARING – Completed on October 29, 2012; *Continued from meeting of April 25, 2013*
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-2012-1363-GPA-ZC-SPR-BL](#)

CEQA: ENV-2012-1361-MND

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

Council District: 3 – Zine

Expiration Date: 6-27-13 Ext.

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; Continued from the meeting of May 23, 2013

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

6. [AA-2012-2102-PMLA-1A](#)
CEQA: ENV-2012-2067-MND
Plan Area: Van Nuys-North Sherman Oaks
Related Case: DIR-2012-2066-SPR-1A

Council District: 2 – Krekorian
Expiration Date: 6-27-13
Appeal Status: Not further
appealable

PUBLIC HEARING
REQUEST FOR CONTINUANCE

Location: 7600-7612 N. TYRONE AVENUE, 7639-7641 N. HAZELTINE AVENUE

Proposed Project:

A four-lot subdivision for the demolition of the existing 10 structures and the development of three industrial buildings totaling approximately 290,000 square feet with one structure per parcel and the fourth parcel to be vacant which includes a proposed future dedication for Saticoy Street.

Requested Actions:

An Appeal of the Deputy Advisory Agency's **approval** of **Parcel Map** No. AA-2012-2102-PMLA for a maximum four-parcel development (dated May 13, 2013). Consideration of Mitigated Negative Declaration No. **ENV-2012-2067-MND**.

Applicant: William Shubin, Shubin Nadal Associates, LLC
Representative: Brad Rosenheim, Rosenheim & Associates, Inc.

Appellant #1: Same as applicant

Appellant #2: Michael Moody, Time Warner Cable Pacific West, LLC
Representative: Bruce Ehrlich, Ehrlich Group Law Office

Recommended Actions:

1. **Deny** the appeals.
2. **Sustain** the Deputy Advisory Agency's **approval** of **Parcel Map** No. AA-2012-2102-PMLA for a maximum four-parcel development (dated May 13, 2013).
3. **Find** that the Deputy Advisory Agency did not err or abuse discretion in approving the Parcel Map.
4. **Adopt** the **Conditions of Approval**.
5. **Adopt** the **Findings**.
6. **Adopt** Mitigated Negative Declaration No. **ENV-2012-2067-MND**.

Staff: Sarah Hounsell (818) 374-9909

7. [DIR-2012-2066-SPR-1A](#)
CEQA: ENV-2012-2067-MND
Plan Area: Van Nuys-North Sherman Oaks
Related Case: AA-2012-2102-PMLA-1A

Council District: 2 – Krekorian
Expiration Date: 6-23-13
Appeal Status: Not further
appealable

PUBLIC HEARING
REQUEST FOR CONTINUANCE

Location: 7600-7612 N. TYRONE AVENUE, 7639-7641 N. HAZELTINE AVENUE

Proposed Project:

A four-lot subdivision for the demolition of the existing 10 structures and the development of three industrial buildings totaling approximately 290,000 square feet with one structure per parcel and the fourth parcel to be vacant which includes a proposed future dedication for Saticoy Street.

Requested Actions:

An Appeal of the Director of Planning's **approval** of a **Site Plan Review** for the construction, use and maintenance of approximately 290,000 square feet of combined industrial floor area within three one-story plus mezzanine, 35-foot tall, free standing structures on an approximate 17.35 gross acres in the M2-1 Zone (dated May 15, 2013). Consideration of Mitigated Negative Declaration No. **ENV-2012-2067-MND**.

Applicant: William Shubin, Shubin Nadal Associates, LLC
Representative: Brad Rosenheim, Rosenheim & Associates, Inc.

Appellant #1: Same as applicant

Appellant #2: Michael Moody, Time Warner Cable Pacific West, LLC
Representative: Bruce Ehrlich, Ehrlich Group Law Office

Recommended Actions:

1. **Deny** the appeals.
2. **Sustain** the Director of Planning's **approval** of a **Site Plan Review** for the construction, use and maintenance of approximately 290,000 square feet of combined industrial floor area within three one-story plus mezzanine, 35-foot tall, free standing structures on an approximate 17.35 gross acres in the M2-1 Zone (dated May 15, 2013).
3. **Find** that the Director of Planning did not err or abuse discretion in approving the Site Plan Review.
4. **Adopt** the **Conditions of Approval**.
5. **Adopt** the **Findings**.
6. **Adopt** Mitigated Negative Declaration No. **ENV-2012-2067-MND**.

Staff: Sarah Hounsell (818) 374-9909

8. [CPC-2010-1767-CU-SPR-GB](#)
CEQA: ENV-2010-1768-EIR
Plan Area: Hollywood

Council District: 13 – Garcetti
Expiration Date: 6-27-13
Appeal Status: Appealable to City Council

PUBLIC HEARING

Location: 5800 W. SUNSET BOULEVARD

Proposed Project:

The project involves the development of a 14-story office building and five-story production office building, supported by a seven-story parking structure. In addition, the project would include a replacement guard station along Van Ness Avenue, an outdoor seating area and café adjacent to the proposed production office building, and landscaping comprising approximately 21,500 square feet, including a 60-foot-long landscaped setback area along Sunset Boulevard, in front of the proposed office building. Additionally, the project will incorporate sustainable features into its design as part of its targeted LEED Silver certification.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, certify the Final Environmental Impact Report (**ENV-2010-1768-EIR**) and adopt the related environmental Findings of Fact, Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations.
2. Pursuant to Section 12.24.U.14 of the LAMC, a Conditional Use Permit to allow for 100,000 square feet or more of non-residential or non-warehouse uses in the M1 zone.
3. Pursuant to Section 16.05.C of the LAMC, Site Plan Review to allow for an increase of 50,000 gross square feet or more of non-residential floor area.
4. Pursuant to Section 16.10 of the Municipal Code, consider application of the Green Building Program for the Proposed Project.

Applicant: Sunset Bronson Entertainment Properties, LLC
Representative: James E. Pugh, Sheppard, Mullin, Richter & Hampton, LLP

Recommended Actions:

1. Certify the Final Environmental Impact Report (**ENV-2010-1768-EIR**) for the above referenced project and adopt the related environmental Findings of Fact, Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations.
2. Approve a Conditional Use Permit to allow for 100,000 square feet or more of non-residential or non-warehouse uses in the M1 zone.
3. Approve the Site Plan Review Findings for a project which results in an increase of 50,000 gross square feet or more of non-residential floor area.
4. Approve a project which complies with the Green Building Program standards pursuant to Section 16.10 of the LAMC.

Staff: Debbie Lawrence (213) 978-1167

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, July 11, 2013**

CITY HALL

Public Works Board Room 350

200 N. Spring Street

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.