

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 27, 2013, after 8:30 a.m.
CITY HALL – PUBLIC WORKS BOARD ROOM 350
200 N. SPRING STREET, LOS ANGELES, CALIFORNIA 900012

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 Vice President Freer at 8:41 a.m.
Commissioners present: Burton, Cardoso, Eng, Freer, Hovaguimian, Lessin, Perlman, Romero
Commissioners absent: Roschen, Eng, Perlman

1. DIRECTOR'S REPORT

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports: Director Michael LoGrande spoke on progress of the Department Realignment, TOD meetings, Phyllis Winger retires after 25 years.
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update – Adrienne Khorasanee had no report.
- C. Other items of interest:

2. COMMISSION BUSINESS

- A. Advance Calendar – Comm. Freer to be absent on Aug. 8, 2013
- B. Commission Requests
- C. Minutes of Meeting – June 13, 2013

Motion:

To approve the Minutes of Meeting for June 13, 2013.

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

Vote: 5 – 0

3. **PUBLIC COMMENT PERIOD**

No speakers

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

Motion:

To continue the matter to the meeting of September 26, 2013.

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

Vote: 5 – 0

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

Motion:

To approve the project, per staff's recommendation by consent.

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

Vote: 5 – 0

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

Motion:

To continue the matter to the meeting of August 22, 2013.

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

Vote: 5 – 0

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

Motion:

To continue the matter to the meeting of August 22, 2013.

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

Vote: 5 – 0

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 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

Motion:

To approve the project as recommended by staff, with modifications.

Moved:

Lessin

Seconded:

Cardoso

Ayes:

Freer, Hovaguimian, Romero

Absent:

Burton, Eng, Perlman, Roschen

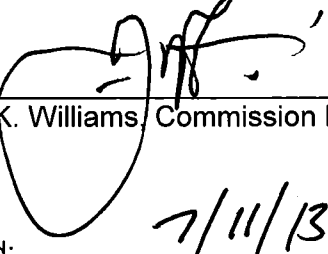
Vote:

5 – 0

There being no further business to come before the City Planning Commission, the Regular Meeting adjourned at 10:39 a.m.



William Roschen, Commission President



James K. Williams, Commission Executive Assistant II

Adopted: _____

7/11/13