

**CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY, SEPTEMBER 26, 2013, after 8:30 A.M.
VAN NUYS CITY HALL COUNCIL CHAMBER 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401
CORRECTED AGENDA ****

Camilla Eng, Commissioner
George Hovaguimian, Commissioner
Robert Lessin, Commissioner
Dana Perlman, Commissioner**
Marta Segura, Commissioner
Renee Dake Wilson, Commissioner
Vacant, Commissioner
Vacant, 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) 5 and 6.

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 agenzied 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. COMMISSION BUSINESS**

- A. The Election of Interim Officers:
The Commission shall elect an interim President and interim Vice President to preside over Commission meetings until there is a full Commission. Once all vacancies are filled, the Commission will hold the Election of Officers for 2013-2014.
- B. Advance Calendar
- C. Commission Requests
- D. Minutes of Meeting – August 22, 2013

2. 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

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-2013-964-CU](#)
CEQA: ENV-2013-965-MND
Plan Area: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3 – Blumenfield
Expiration Date: 10-14-13
Appeal Status: Appealable
to City Council

PUBLIC HEARING - Completed on July 22, 2013

Location: 7911 WINNETKA AVENUE

Proposed Project:

Change of use of an existing private school for 425 students in grades K – 6 to a public charter middle school serving 375 students in grades 6 – 8, on a 4.13-acre (approx. 180,150 square foot) site classified in the (T)R1-1 RA-1 zone that is shared with an existing church. The project will have an on-site drop-off and pick-up area in an existing 115-space parking lot. The school will be operated by 25 teachers and administrative staff with regular hours of operation from 7:30 a.m. to 3:30 p.m. Monday through Friday. An after school child care program will be provided for up to approximately 50% of the student body between 3:30 p.m. and 6:00 p.m. The project site is improved as a school with classrooms, administrative offices, a gymnasium, and outdoor play grounds. No physical or operational changes are proposed for the existing private school facilities except for ADA and computer system upgrades.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consideration of Mitigated Negative Declaration No. **ENV-2013-965-MND** for the above referenced project.
2. Pursuant to Los Angeles Municipal Code (LAMC) 12.24.U.20, a Conditional Use to permit the change of use of an existing private school for 425 students in grades K – 6 to a public charter middle school serving 375 students in grades 6 – 8, on a 4.13-acre (approx. 180,150 square foot) site classified in the (T)R1-1 RA-1 zone that is shared with an existing church.

Applicant: James Jordan Middle School
Representative: Michael S. Woodward

Recommended Actions:

1. Approve the Conditional Use to permit the change of use of an existing private school for 425 students in grades K – 6 to a public charter middle school serving 375 students in grades 6 – 8, on a 4.13-acre (approx. 180,150 square foot) site classified in the (T)R1-1 RA-1 zone that is shared with an existing church, subject to conditions of approval.
2. Adopt the Findings.
3. Adopt the Mitigated Negative Declaration as provided under case number **ENV-2013-965-MND** pursuant to the California Environmental Quality Act.

Staff: Thomas Henry (818) 374-5061

5. [CPC-2012-3436-DB-SPR](#)

CEQA: ENV-2012-3437-MND

Plan Area: Westchester-Playa-Southeast Los Angeles

Council District: 11 – Bonin

Expiration Date: 9-26-13 Ext.

Appeal Status: SPR is appealable to City Council

PUBLIC HEARING – Completed on May 29, 2013, Continued from the meeting of August 8, 2013

Location: 7407, 7401-7501 S. LA TIJERA BOULEVARD, 5630 W. 74TH STREET

Proposed Project:

The construction, use and maintenance of a new five-story, mixed-use building, containing 140 residential units, 2,600 square feet of ground floor retail space, 241 parking spaces (including 227 residential spaces and 14 retail spaces), and located on a 51,990 square-foot lot in the C2-1VL and R1-1 Zone. Under the Density Bonus provision of the Los Angeles Municipal Code, the applicant will utilize an 18% Density Bonus to construct 140 units in lieu of 118 units otherwise permitted in the C2-1VL Zone and Parking Option 1 to allow a reduction in required residential parking. Of the 140 units, 127 units will be market rate and 13 units will be restricted to Very-Low Income Households. The project includes one on-menu incentive and two off-menu modifications/waivers of a development standard. The project will provide 18,104 square feet of open space, composed of a courtyard, a rear yard, amenities (gym and recreation room), and private balconies. Proposed parking will be located on-site, within a three-level, subterranean parking structure.

Also related to the project are modification requests of required public street improvements and two proposed off-site traffic improvements. The public street improvement changes will reduce required sidewalk improvements along La Tijera Boulevard to allow for the provision of a 2-foot wide landscape buffer along the perimeter of the building. Along 74th Street, the change will allow for the required 5-foot wide landscaped parkway to be divided providing a 3-foot wide landscaped parkway, with the remaining 2 feet located along the perimeter of the proposed building. The off-site traffic improvements include: 1) the installation of left-turn signalization for the southwest bound direction on La Tijera Boulevard at 74th Street; 2) the re-signalization of an existing traffic signal to install “split phasing” operations on 74th Street at La Tijera Boulevard; and 3) the prohibition of on-street parking along the west side of 74th Street (along the project frontage).

Requested Actions:

1. Pursuant to Los Angeles Municipal Code Section (LAMC) 12.22-A,25(d)(1), a Density Bonus to permit a 140-unit rental housing development, with 13 units (or 11%) restricted to Very Low Income Households and 127 market-rate units, with Parking Option 1 to allow 227 on-site residential parking spaces in lieu of the minimum number required per Municipal Code Section 12.21-A,4.
 - a) Pursuant to LAMC Section 12.22-A,25(f)(4), an on-menu incentive to permit an increase in Floor Area Ratio not to exceed 3:1 in lieu of the otherwise allowable maximum of 1.5:1.
 - b) Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu incentive to permit a maximum height of 35 feet in lieu of 25 feet permitted under transitional height requirements for lots located between 0 and 49 feet from the R1 Zone.
 - c) Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu incentive to permit a maximum height of 55 feet for in lieu of 33 feet permitted under transitional height requirements for lots located between 50 and 99 feet from an R1 Zone.
 - d) Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu incentive to permit an overall maximum height of 56 feet in lieu of the 45 feet otherwise permitted in the C2-1VL Zone.

2. Pursuant to LAMC Section 16.05-E, Site Plan Review for a project creating more than 50 residential dwelling units.
3. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adoption of the Mitigated Negative Declaration No. **ENV-2012-3437-MND** for the above referenced project.

Applicant: 7407 La Tijera Nord, LLC
Representative: Jonathan Lonner, Burns & Bouchard

Recommended Actions:

1. Approve Pursuant to Los Angeles Municipal Code Section (LAMC) 12.22-A,25(d)(1), a Density Bonus to permit a 140-unit rental housing development, with 13 units (or 11%) restricted to Very Low Income households and 127 market-rate units, with Parking Option 1 to allow 227 on-site residential parking spaces in lieu of the minimum number required per Municipal Code Section 12.21-A,4.
2. Approve Pursuant to LAMC Section 12.22-A,25(f)(4), an on-menu incentive to allow a Floor Area Ratio of 3:1 in lieu of the maximum 1.5:1 otherwise permitted in the C2-1VL Zone.
3. Approve Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu incentive to permit a maximum height of 35 feet in lieu of 25 feet permitted under transitional height requirements for lots located between 0 and 49 feet from the R1 Zone.
4. Approve Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu incentive to permit a maximum height of 55 feet for in lieu of 33 feet permitted under transitional height requirements for lots located between 50 and 99 feet from an R1 Zone.
5. Approve Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu incentive to permit an overall maximum height of 56 feet in lieu of the 45 feet otherwise permitted in the C2-1VL Zone.
6. Approve Pursuant to LAMC Section 16.05-E, Site Plan Review for a project creating more than 50 residential dwelling units.
7. Adopt the Findings.
8. Adopt the Mitigated Negative Declaration No. **ENV-2012-3437-MND** for the above-referenced project.
9. 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.
10. 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: Jenna Monterrosa (213) 978-1377

6. CPC-1989-783-CU-PA1

CEQA: ENV-2009-836-MND-REC1
Plan Area: Encino-Tarzana

Council District: 5 – Koretz
Expiration Date: 9-26-13
Appeal Status: Appealable to
City Council

PUBLIC HEARING

Location: 15871, 15801 MULHOLLAND DRIVE,
15800, 15850 MULLHOLLAND PLACE

Proposed Project:

Continued operation and maintenance of an existing private school (Curtis School) of 63,970 square feet of floor area, with a 4,500 square foot renovation/expansion of the Ahmanson Building currently in progress and the proposed demolition of approximately 20,670 square feet of buildings and construct approximately 82,440 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 130,240 square feet, with a total of 223 parking spaces. Project construction would be phased over time and could start as early as the Summer/Fall of 2016 or as late as 2017 and end as late as 2035.

Details of the project involve additions to existing educational facilities include 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. These additional campus buildings will provide up to 10 additional specialty classrooms, for a total of 50 classrooms at buildout. A redesigned athletic field and parking area, as well as a proposed secondary limited access road from Mulholland Drive utilizing an existing California Department of Transportation service road will be constructed and generate grading of 149,048 cubic yards of earth, including 12,681 cubic yards of off-site grading. A total of 58,896 cubic yards of earth would be exported from both the project site and adjacent California Department of Transportation property. Proposed parking will include approximately 211 spaces within the redesigned surface parking lot and 12 subterranean spaces under the planned basketball courts. Additionally, approximately 6 retaining walls of varying height from 6 to 15 feet high will be installed on-and off-site adjacent to portions of the access road and the arts building.

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. Special events would not commence before 7:00 AM and will end by 9:00 PM, Monday through Friday and 5:00 PM on weekends or holidays. 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.

Note: A haul route request will be determined by the Department of Building and Safety at a future date.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Negative Declaration (**ENV-2009-836-MND-REC1**) for the above referenced project.
2. Pursuant to Section 12.24.M of the Municipal Code, a Conditional Use Plan Approval to permit modifications to the existing Site Plan (Exhibit A-4) resulting in a net increase of 17,540 square feet of school facilities (15.5%) from the existing grants of approximately 112,700 square feet and the following conditions of CPC 28764 and CPC 1989-763-CU:
 - a. CPC 28764 (CU), Condition No. 1; to develop the campus according to a new master site plan, identified as Exhibit A, in lieu of Exhibit A-4.
 - b. CPC 28764 (CU), Condition No. 4 to permit the reconfiguration of the playing field other than the location required by Exhibit A-4.
 - c. CPC 28764 (CU) Condition No. 3; to permit a secondary access road as shown in Exhibit A, in lieu of Exhibit A-4.
 - d. CPC 28764 (CU), Condition Nos. 6, 7, and 21 to permit a structure (athletics and gymnasium buildings) within a portion of the 500 foot corridor designated for open space, where otherwise prohibited.
 - e. CPC 28764 (CU), Condition No. 7 to permit new athletics and gymnasium buildings with a height of 37 feet and arts and commons buildings with a height of 40 feet, in lieu of the

- maximum 36 feet allowed.
- f. CPC 28764 (CU), Condition No. 19 to permit class hours of 8:15 am to 3:15 pm along with a clarification of School office hours and special events hours, in lieu of the permitted 9:00 am to 3:30 pm Monday through Friday.
- g. CPC 1989-763-CU, Condition No. 5 to permit the employment of 50 additional faculty/staff in lieu of the maximum 68 teachers, administrators, security and maintenance personnel allowed.
- 3. Pursuant to Section 12.24.F of the Municipal Code, a Conditional Use Plan Approval to permit the following:
 - a. Section 12.21.C.10(f) of the Municipal Code to permit 149,094 cubic yards in lieu of the maximum 1,600 cubic yards allowed.
 - b. Section 12.21.C.10(d) of the Municipal Code to permit certain buildings of up to 40 feet in height in lieu of the maximum 30 feet allowed.

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

Recommended Actions:

1. Adopt Mitigated Negative Declaration No. ENV-2009-836-MND-REC1;
2. Approve the Conditional Use Plan Approval pursuant to Section 12.24.M of the LAMC to permit modifications to the existing Site Plan (Exhibit A-4) resulting in a net increase of 17,540 square feet of school facilities (15.5%) from the existing grants of approximately 112,700 square feet and the following conditions of CPC 28764 (CU) and CPC-1989-763-CU, with the attached conditions of approval:
 - a. CPC 28764 (CU), Condition No. 1; to develop the campus according to a new master site plan, identified as Exhibit A, in lieu of Exhibit A-4.
 - b. CPC 28764 (CU), Condition No. 4 to permit the reconfiguration of the playing field other than the location required by Exhibit A-4.
 - c. CPC 28764 (CU) Condition No. 3; to permit a secondary access road as shown in Exhibit A, in lieu of Exhibit A-4.
 - d. CPC 28764 (CU), Condition Nos. 6, 7, and 21 to permit a structure within a portion of the 500 foot corridor designated for open space.
 - e. CPC 28764 (CU), Condition No. 7 to permit a new gymnasium building with a height of 37 feet, in lieu of the maximum 36 feet allowed.
 - f. CPC 28764 (CU), Condition No. 19 to permit class hours of 8:15 am to 3:15 pm along with a clarification of School office hours and special events hours, in lieu of the permitted 9:00 am to 3:30 pm Monday through Friday.
 - g. CPC 1989-763-CU, Condition No. 5 to permit the employment of 50 additional faculty/staff in lieu of the maximum 68 teachers, administrators, security and maintenance personnel allowed.
3. Disapprove without prejudice, the Conditional Use Plan Approval pursuant to Section 12.24.F of the LAMC to permit the following:
 - a. Section 12.21.C.10(f) of the Municipal Code to permit 149,094 cubic yards in lieu of the maximum 1,600 cubic yards allowed.
 - b. Section 12.21.C.10(d) of the Municipal Code to permit certain buildings of up to 37 feet (athletics and gymnasium buildings) and 40 feet (arts and commons buildings) in height in lieu of the maximum 30 feet allowed.
4. Adopt the Findings.
5. 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

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, October 10, 2013**

CITY HALL

Public Works Board Room 350

200 N. Spring Street

Los Angeles, CA 90012

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.