

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, DECEMBER 19, 2013, after 8:30 a.m.
VAN NUYS CITY HALL, COUNCIL CHAMBER 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CA 91401**

Rene Dake Wilson, AIA, President
Dana Perlman, Vice President
Robert L. Ahn, Commissioner
David H. Ambroz, Commissioner
Maria Cabildo, Commissioner
Caroline Choe, Commissioner
Richard Katz, Commissioner
John W. Mack, Commissioner
Marta Segura, 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) 4, 5, 6, 7 and 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 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.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at CPC@lacity.org.

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:
 - a. Quimby Grant Funding – Alan Bell, Thomas Rothmann, Katherine Peterson
 - b. Small Lot Design Guidelines – Simon Pastucha
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update
- C. Other items of interest:

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Request
- C. Minutes of Meeting – November 21, 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](#)
CEQA: ENV-2009-836-MND-REC1
Plan Area: Encino-Tarzana

Council District: 5 – Koretz
Expiration Date: 12-19-13
Appeal Status: Appealable
to City Council

PUBLIC HEARING

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

Proposed Project:

Continued operation and maintenance of an existing private school (Curtis School) of 63,970 square feet of floor area, with a 4,000 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 82,940 square feet of new school facilities. The project involves the construction of 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 including 2,500 sq.ft. of classroom; 6,150 sq.ft. of library space, 4,300 sq ft. at the "Pavilion - Back of House", 8,600 sq.ft. of athletic space, and 2,300 sq.ft. of administrative 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 20,000 sq.ft., a gymnasium building of 14,800 sq.ft., and a dining facility of 6,200 sq.ft. These additional campus buildings will provide up to 10 additional specialty classrooms, for a total of up to 48 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. Grading of the entire project will generate a total of 149,084 cubic yards of earth, including 12,681 cubic yards of off-site grading within the Caltrans parcel. The majority of the grading is proposed to facilitate the reconfiguration of the existing, graded athletic field and surface parking lot essentially flipping their location to the position of the athletic fields adjacent to the main campus academic buildings. A total of 58,896 cubic yards of earth would be exported from both the project site and adjacent Caltrans 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. Classroom hours will be from 8:15 AM to 3:15 PM, with daily afterschool activities and occasional weekend activities. Office hours are from 7:00 AM to 7:00 PM Monday through Friday. Special events would not commence before 7:00 AM and will end by 9:00 PM, Monday through Friday and end by 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 approximate 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, a Mitigated Negative Declaration (**ENV-2009-836-MND-REC1**) 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 12.24.F of the Municipal Code, Commission's Conditional Use authority to determine height and area regulations from Section 12.21.C.10(f) of the Municipal Code to permit 149,084 cubic yards of grading in lieu of the maximum 1,600 cubic yards allowed.
4. 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 6.A 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 5.D to allow an approximately 37-foot-high (athletics and gymnasium) building located within the Inner Corridor, in lieu of the maximum 30-foot building height permitted.
5. Pursuant to Section 16.50 of the Municipal Code, Design Review Determination in compliance with Section 11 of the Mulholland Scenic Parkway Specific Plan for the Curtis School Master Plan layout of 130,240 square feet of floor area and facilities located within the Inner and Outer Corridors of the Specific Plan.
6. Pursuant to Section 11.5.7 C of the Municipal Code, Specific Plan Project Permit Compliance with the Mulholland Scenic Parkway Specific Plan.
7. 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.
8. 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.

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

Recommended Actions:

1. Adopt Mitigated Negative Declaration No. **ENV-2009-836-MND-REC1**.
2. Approve the Conditional Use to permit the continued use of an educational institution in the RE15 Zone, with the conditions of approval.
3. Approve the Conditional Use request to determine height and area regulations to permit 149,084 cubic yards of grading in lieu of the maximum 1,600 cubic yards allowed, with the conditions of approval.
4. Approve the Exceptions from the following Sections of the Mulholland Scenic Parkway Specific Plan, with the conditions of approval:
 - a. Section 6.A to allow institutional uses within the Mulholland Scenic Parkway Specific Plan's Outer Corridor.
 - b. Section 5.D to allow an approximately 37-foot-high building located in the Inner Corridor, in lieu of the maximum 30-foot height permitted.
5. Disapprove as unnecessary, 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), as it is not required.
6. Approve the Specific Plan Project Permit Compliance and Design Review Determination in compliance with Section 11 of the Mulholland Scenic Parkway Specific Plan for the Curtis School Master Plan layout of 130,240 square feet of floor area and facilities located within the Inner and Outer Corridors of the Specific Plan, with the conditions of approval.

7. Approve the Site Plan Review for projects which result in an increase of 50,000 gross square feet or more of non-residential area, with the conditions of approval.
8. Approve the Director's Interpretation to allow a structure (retaining wall) within 50 vertical feet of a prominent ridge located adjacent to Mulholland Drive, with the conditions of approval.
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: Frank Quon (818) 374-5036

5. [DIR-2012-3534-DB-SPP-SPPA-SPR-1A](#)

CEQA: ENV-2012-3532-MND
Plan Area: Hollywood

Council District: 13 – O'Farrell
Expiration Date: 12-23-13
Appeal Status: Not further
appealable

PUBLIC HEARING

Location: 5514, 5516, 5520, 5522, 5524, 5526, 5528, 5540, 5542, 5544, 5546,
5548, 5550, 5552, 5558 W. HOLLYWOOD BOULEVARD

Legally described as Lot: B, Block: None, Tract: PM2093; Lot:4, Block: None,
Tract: Clark Tract; Lots: 1-6, Block: None, Tract: Dunning Tract

Proposed Project:

Demolition of seven existing commercial structures; the partial demolition and preservation of one historic building façade (5524, 5526, 5528 Hollywood Blvd.) and the northerly most 44 feet of one historic building (5540, 5542, 5544 Hollywood Blvd.); and the construction, use and maintenance of a six-story, 86-foot tall mixed-use commercial and residential building that contains approximately 283,005 square feet with 280 dwelling units, 12,030 square feet of ground floor commercial floor area and 434 parking spaces located at-grade and within mezzanine and subterranean levels in the [Q]R5-2 Zone within Subarea C (Community Center) of the Vermont/Western Transit Oriented District Specific Plan.

A Density Bonus Compliance Review for two incentives requested by the applicant for a project reserving at least 11 percent, or 23 dwelling units, of the 207 total "base" dwelling units permitted on the site for Very Low Income tenants/owners for a period of 30 years:

- a. Floor Area Ratio. An approximately 14 percent increase in the allowable Floor Area Ratio allowing an approximate total floor area ratio of 3.42:1 or 283,005 square feet.
- b. Height. An approximately 14.7 percent increase in the height requirement, allowing 86 feet in height in lieu of the normally required 75 feet.

Requested Actions:

Appeals of the Director of Planning's Conditional Approval of a Density Bonus Compliance Review, Project Permit Compliance Review, Project Permit Adjustment and Site Plan Review, pursuant to 12.22 A.25, 11.5.7 and 16.05 of the Los Angeles Municipal Code (LAMC), and of the Director of Planning's Adoption of the Mitigated Negative Declaration (**ENV-2012-3532-MND**), as the project's environmental clearance.

Applicant: Sonny Astani

Appellant 1: Representative: Jim Ries, Craig Lawson & Co., LLC
 ABS Mayer Bricker, LLC, Historic Hollywood Holdings, LLC
Appellant 2: Representative: Robert Silverstein, Silverstein Law Firm
 George Abrams
 Representative: Robert Silverstein, Silverstein Law Firm

Recommended Actions:

1. Deny the appeals of the Director of Planning's Conditional Approval of a Density Bonus Compliance Review, Project Permit Compliance Review, Project Permit Adjustment and Site Plan Review.
2. Modify in part the Determination of the Director in approving a Density Bonus Compliance Review, Project Permit Compliance Review, Project Permit Adjustment and Site Plan Review to revise Findings and add Conditions relating to temporary groundborne vibration during construction.
3. Sustain the Determination of the Director of Planning in approving a Density Bonus Compliance Review, Project Permit Compliance Review, Project Permit Adjustment and Site Plan Review to allow the construction of 280 residential dwelling units, with 11% as restricted affordable units, and 12,030 square feet of commercial floor area.
4. Adopt the revised Findings.
5. Adopt Mitigated Negative Declaration No. **ENV-2012-3532-MND**.
6. 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 is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Monique Acosta (213) 978-1173

6. **DIR-2012-2836-DB-SPR-CDO-1A** Council District: 11 – Bonin
 CEQA: ENV-2012-2837-MND Expiration Date: 12-19-13
 Plan Area: Brentwood-Pacific Palisades Appeal Status: Not further
 appealable

LIMITED PUBLIC HEARING – Continued from the November 21, 2013 meeting.

Location: 12027-12035 WILSHIRE BOULEVARD

Proposed Project:

Density Bonus Incentive, Site Plan Review and Community Design Overlay Plan Approval for the new construction of a six-story, 75-feet in height, mixed-use building comprised of 81 dwelling units and 7,435 square feet of retail/commercial over two subterranean parking levels with 118 parking spaces.

Requested Actions:

An appeal of the Director of Planning's Conditional Approval of a Density Bonus Incentive, Site Plan Review and Community Design Overlay Plan Approval, pursuant to Los Angeles Municipal Code (LAMC) Sections 12.22 A.25, 16.05 and 13.08, and of the Director of Planning's Adoption of the Mitigated Negative Declaration (**ENV-2012-2837-MND**), as modified, as the project's environmental clearance.

Applicant: John Warfel, Metropolitan Pacific Real Estate Group
 Representative: Jonathan Lonner, Burns & Bouchard
Appellant: George Kalman, GE RealPro, LP

Recommended Actions:

1. Deny the appeal of the Director of Planning's conditional Approval of a Density Bonus Incentive, Site Plan Review and Community Design Overlay Plan Approval.
2. Sustain the Determination of the Director of Planning in approving a Density Bonus Incentive, Site Plan Review and Community Design Overlay Plan Approval, with revised Findings, for the new construction of a six-story, 75-feet in height, mixed-use building comprised of 81 dwelling units and 7,435 square feet of retail/commercial over two subterranean parking levels with 118 parking spaces.
3. Adopt the Mitigated Negative Declaration, as modified (**ENV-2012-2837-MND**).

Staff: Naomi Guth (213) 978-1171

7. **TT-65767-1A**

CEQA: ENV-2006-9623-MND-REC1
Plan Area: Central City

Council District: 14 - Huizar
Expiration Date: 1-2-14
Appeal Status: Further Appealable
to City Council

PUBLIC HEARING

Location: 650 S. SPRING STREET, 111 W. 7TH STREET

Proposed Project:

A Tentative Tract Map for a 7-lot subdivision (3 ground lots and 4 airspace lots) for a maximum 421-unit joint living and work quarters condominium and a maximum 20-unit commercial condominium.

Requested Actions:

An appeal from part of the decision of the Advisory Agency in approving Tentative Tract No. 65767. Consideration of Mitigated Negative Declaration No. **ENV-2006-9623-MND-REC1**.

Applicant: Barry Shy, SB Spring, LLC
Appellant: S.B. Tenant Association

Recommended Actions:

1. Deny the appeal.
2. Sustain the action of the Deputy Advisory Agency in approving Tentative Tract No. 65767.
3. Adopt the Findings of the Deputy Advisory Agency.
4. Adopt Mitigated Negative Declaration No. **ENV-2006-9623-MND-REC-1**.

Staff: Jose Carlos Romero-Navarro (213) 978-1348

8. **CPC-2013-2450-CA**

CEQA: ENV-2013-2451-CE
Plan Areas: All

Council Districts: All
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Location: CITY WIDE

Proposed Project:

The proposed ordinance modifies Section 17.06 of the Los Angeles Municipal Code (LAMC) to allow construction of small lot subdivisions to commence prior to the recordation of the final map, with recordation covenant. Consideration of Categorical Exemption No. **ENV-2013-2451-CE**.

Requested Actions:

1. Approval of the proposed ordinance and recommendation of its adoption by the City Council.
2. Consideration of Categorical Exemption No. **ENV-2013-2451-CE**.

Applicant: City of Los Angeles

Recommended Actions:

1. Adopt the staff report as the City Planning Commission's report on the subject ordinance.
2. Adopt the findings.
3. Adopt Categorical Exemption No. **ENV-2013-2451-CE** as the CEQA clearance on the subject ordinance.
4. Approve the proposed ordinance and recommend its adoption by the City Council.

Staff: Deborah Kahen (213) 978-1202

The next scheduled regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, January 9, 2014**

**City Hall
Public Works Board Room
200 N. Spring Street Room 350
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.