

**CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 27, 2014, after 8:30 a.m.
VAN NUYS CITY HALL, COUNCIL CHAMBER 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

Renee 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
Vacant, Deputy Director

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS No(s) 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 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:
 - 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 – February 13, 2014

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-2013-985-DB-SPR](#)
CEQA: ENV-2013-986-MND
Plan Area: Van Nuys-Sherman Oaks

Council District: 6 – Martinez
Expiration Date: 2-27-14
Appeal Status: Appealable to City Council

PUBLIC HEARING - Completed on December 9, 2013

Location: 7121-7137 WOODLEY AVENUE

Proposed Project:

Construction of 126 residential apartment units, 4 stories, 45 feet high, with 224 subterranean parking spaces, on a 56,000 square foot parcel of land in the C2-1VL zone. No density bonus units are requested in excess of the 140 units available by-right, however, additional floor area is requested as an incentive. The development will include 12 units (or 9%) affordable units to individuals in the very low-income bracket.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consideration of Mitigated Negative Declaration No. **ENV-2013-986-MND**, for the above referenced project.
2. Pursuant to Section 12.22 A 25 of the Municipal Code, in consideration of a Density Bonus for restricting up to 9% of the dwelling units (12 units) for Very Low Income residents, the following Affordable Housing Incentive is requested:
 - a. A floor area ratio of 2.6:1 in lieu of the 1.5:1 allowed, as per Section 12.22A.25 (g)(3)(ii). (off menu)
3. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units.

Applicant: Woodley Sara, LLC
Representative: Steve Nazimi, DHS & Assoc. Inc.

Recommended Actions:

1. Adopt Mitigated Negative Declaration No. **ENV-2013-986-MND**.
2. Approve a Density Bonus restricting up to 9% of the dwelling units (12 units) for Very Low Income residents, and approve the following Affordable Housing Incentive for a floor area ratio of 2.6:1 in lieu of the 1.5:1 allowed, as per Section 12.22A.25 (g)(3)(ii) (off menu), with the attached conditions of approval.
3. Approve the Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units, with conditions of approval.
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

5. [CPC-2013-2547-CU](#)
CEQA: ENV-2013-2548-MND
Plan Area: Northeast Los Angeles

Council District: 14 – Huizar
Expiration Date: 2-27-14
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on January 7, 2014

Location: 5540 ALHAMBRA AVENUE

Proposed Project:

The continued use and operation of an existing unpermitted recycling buyback center operating Monday through Saturday from 8:00 a.m. to 5:30 p.m., and Sunday from 10:00 a.m. to 2:00 p.m. The property is an approximately 5,300 square foot lot utilized by an adjacent woodwork manufacturing business, in the MR1-1VL (Restricted Industrial) Zone.

The Recycling Buyback Center will include three metal containers for the depositing of glass, cans, and plastic, sorting areas, trash containers, employee kiosk, and weighing area, within 990 square feet.

Requested Actions:

1. Pursuant to 12.24 U 22(a) of the Municipal Code, a Conditional Use to permit a Recycling Buyback Center on a property classified in the MR1 zone with two modified performance standards to a) locate the project within 1,000 feet of an A, R, C, P, PB, MR, or M1 zone or use and b) enclose the site by a 6-foot high wood fence in lieu of a concrete block or masonry wall.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consideration of Mitigated Negative Declaration No. **ENV-2013-2548-MND** for the above referenced project.

Applicant: Saving Earth Recycling Centers
Representative: Sean Nguyen, EZ Permits, LLC

Recommended Actions:

1. Approve a Conditional Use to permit a Recycling Buyback Center on a property classified in the MR1 zone with two modified performance standards to a) locate the project within 1,000 feet of an A, R, C, P, PB, MR, or M1 zone or use and b) enclose the site by a 6-foot high wood fence in lieu of a concrete block or masonry wall.
2. Adopt Mitigated Negative Declaration No. **ENV-2013-2548-MND**.
3. Adopt the Findings.
4. 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: Michelle Singh (213) 978-1166

6. [DIR-2012-3479-DB-1A](#)
CEQA: ENV-2012-3478-MND
Plan Area: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2 – Krekorian
Expiration Date: 3-10-14
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 4600 N. COLDWATER CANYON

Proposed Project:

Density Bonus Incentives for the new construction of a four-story, 45-feet in height, thirty-two (32) unit condominium building (23 by-right dwelling units plus 9 additional density bonus units) on an approximately 18,800 square foot site all over subterranean parking with sixty-two parking (62) parking spaces and thirty-five (35) bicycle parking spaces.

Requested Actions:

An appeal of the Director of Planning's Conditional Approval of two Density Bonus Incentives, pursuant to Los Angeles Municipal Code (LAMC) Sections 12.22 A.25. The incentives under appeal includes 1) a 20% reduction in the required open space (4,110 square feet in lieu of 5,050 square feet) and 2) an incentive increasing the Floor Area Ratio (FAR) to 3.7:1 in lieu of 3:1 for a project that reserves at least 9 percent (2-units) of its pre-density bonus units as Very Low Income Restricted Affordable Units. Consideration of Mitigated Negative Declaration No. **ENV-2012-3478-MND**.

Applicant: Reza Sarafzadeh
Representative: Cargill Planning
Appellant #1: David Mintz
Appellant #2: Jeffrey Grunfeld

Recommended Actions:

1. Deny the appeal of the Director of Planning's conditional Approval of two Density Bonus Incentives.
2. Sustain the Determination of the Director of Planning in approving the two Density Bonus Incentives for the new construction of a four-story, 45-feet in height, thirty-two (32) unit condominium building on an approximately 18,800 square foot site all over subterranean parking with sixty-two parking (62) parking spaces and thirty-five (35) bicycle parking spaces.
3. Adopt the Mitigated Negative Declaration No. **ENV-2012-3478-MND**.

Staff: Robert Duenas (818) 374-5072

The next scheduled regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, March 13, 2014**

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