

**OFFICIAL MINUTES**  
**CITY OF LOS ANGELES**  
**CITY PLANNING COMMISSION**  
**REGULAR MEETING**  
THURSDAY, MARCH 27, 2014, after 8:30 a.m.  
VAN NUYS CITY HALL, COUNCIL CHAMBER 2<sup>ND</sup> FLOOR  
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401

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 President Dake Wilson at 8:59 a.m.  
Commissioners present: Ahn, Cabildo, Choe, Katz, Perlman, Mack, Segura  
Commissioners absent: Ambroz

**1. DIRECTOR'S REPORT**

- A. Update on City Planning Commission Status Reports and Active Assignments
  - 1. Ongoing Status Reports: Lisa Webber spoke on the Hollywood CPU, MyFigLA, USC student housing, Community Planning forums and small lots.
  - 2. City Council/PLUM Calendar and Actions
  - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update – Michael Bostrom spoke on the Tower Lane law suit.
- C. Other items of interest

**2. COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Request
- C. Minutes of Meeting – March 13, 2014

**Motion:** To approve the Minutes of the Meeting for March 13, 2014.

Moved: Katz  
Seconded: Cabildo  
Ayes: Ahn, Choe, Mack, Perlman, Segura, Dake-Wilson  
Absent: Ambroz

**Vote: 8 – 0**

3. **PUBLIC COMMENT PERIOD**

No speakers

4. **CPC-2014-102-CU-SPR-DD-SPE-DRB-SPP-MSP**

CEQA: ENV-2009-836-MND-REC1

Plan Area: Encino-Tarzana

Council District: 5 – Koretz

Expiration Date: 4-26-14

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 K - 9<sup>th</sup> grade private school (Curtis School), consisting of 67,970 square feet of building floor area, and a maximum permitted enrollment of 675 students, and the implementation of a new Curtis School Master Plan, which proposes to reconfigure, remodel and expand the existing educational facilities, with no increase in the maximum permitted enrollment. The Master Plan proposes the demolition of approximately 20,670 square feet of existing buildings and the construction of approximately 82,940 square feet of new school facilities. The project involves the construction of seven (7) new buildings and additions to four (4) existing buildings, resulting in a net increase of 62,270 square feet, for a total project build out of 130,240 square feet, with a total of 223 parking spaces.

Details of the project involve additions to existing educational facilities, including: 2,500 sq. ft. of classroom; 6,150 sq. ft. of library space; 2,300 sq. ft. of administrative office; and 8,200 sq. ft. of ancillary/maintenance facilities. 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 "Pavilion - Back of House" building of 4,300 sq. ft., a gymnasium building of 14,800 sq. ft., an athletics building of 8,600 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 build out, but no additional homeroom classrooms. A redesigned athletic field and parking area, as well as a secondary limited access road from Mulholland Drive, utilizing an existing California Department of Transportation (Caltrans) service road, are proposed. Grading for the entire project would require a total of 149,084 cubic yards of earth to be moved, including 12,681 cubic yards of off-site grading within the Caltrans property. The majority of the grading is proposed to facilitate the reconfiguration of the existing, graded athletic field and surface parking lot, essentially flipping their locations in order to reposition the athletic fields to be adjacent to the main campus academic and athletic buildings. A total of 58,896 cubic yards of earth would be exported from both the project site and the adjacent Caltrans property. Proposed parking includes approximately 211 spaces within the redesigned surface parking lot, and 12 subterranean spaces under the planned basketball courts, to be accessed via the proposed secondary limited access road across Caltrans property. Additionally, approximately 15 retaining walls of varying heights from 0 to 10 feet would be installed on-and off-site adjacent to portions of the access road, the arts building, the athletic fields and the parking lot.

School staffing modifications include the employment of up to 50 faculty and staff members in addition to the existing 68, for a total of 118 faculty/staff. Classroom hours will be from 8:15 a.m. to 3:15 p.m., with daily afterschool activities and occasional weekend activities. Office hours are from 7:00 a.m. to 7:00 p.m., Monday through Friday. Special events would not commence before 7:00 a.m. and will end by 9:00 p.m., Monday through Friday, and would end by 5:00 p.m. on weekends or holidays. No operational programming changes or increase in maximum enrollment is proposed for the existing, private elementary school approved for 675 students, on an approximately 27-acre site.

Note: A haul route hearing to address construction phase impacts related to the export of soil from the project site would be conducted by the Department of Building and Safety at a future date prior to the issuance of any grading permits.

**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(b) of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit an educational institution.
3. Pursuant to Section 12.24.F of the LAMC, 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 LAMC, Exceptions from the following Sections of the Mulholland Scenic Parkway Specific Plan:
  - a. Section 5.A.2.b to allow a school use within the Mulholland Scenic Parkway Specific Plan's Outer Corridor.
  - b. Section 5.B.1.a to allow grading of a Prominent Ridge (nearest Mulholland Drive) in excess of 1,000 cubic yards. The grading will not be visible from Mulholland Drive.
  - c. Section 5.D.2.b to allow a 37-foot-high 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 LAMC, 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 LAMC, Specific Plan Project Permit Compliance with the Mulholland Scenic Parkway Specific Plan.
7. Pursuant to Section 16.05 of the LAMC, 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 LAMC and Section 6.C.1 of the Mulholland Scenic Parkway Specific Plan, Director's Determination 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 School Foundation  
Representative: Michael Gonzales, Gonzales Law Group

**Recommended Actions:**

1. Adopt Mitigated Negative Declaration No. **ENV-2009-836-MND-REC1**.
2. Approve a Conditional Use to permit the continued use, operation and maintenance of an educational institution in the RE15 Zone, and to permit the implementation of the Curtis School Master Plan, subject to the attached conditions of approval, including that the proposed off-site, secondary limited access road on Caltrans property and the associated on-site access road improvements not be approved as part of this grant.

Pursuant to LAMC Section 12.24 F (Conditional Use Conditions of Approval), the area regulations required by other provisions of the LAMC governing grading in the RE15 Zone in the Hillside Area shall not apply to this Conditional Use approval, and this grant shall permit a maximum of 134,800 cubic yards of grading in lieu of the maximum 1,600 cubic yards allowed, and permit the export of up to 46,700 cubic yards of earth in lieu of the maximum 1,000 cubic yards allowed, subject to the conditions of approval.

This grant shall supersede and replace the two (2) previous Conditional Use Permits for the Curtis School, CPC-28764 and CPC-1989-763-CU.

3. Approve Specific Plan Exceptions from the following Sections of the Mulholland Scenic Parkway Specific Plan, subject to the conditions of approval:
  - a. Section 5.A.2.b to allow institutional uses within the Mulholland Scenic Parkway Specific Plan's Outer Corridor; in lieu of only being permitted within the Inner/Institutional Corridor.
  - b. Section 5.D.2.b to allow a maximum 37-foot-high gymnasium building located in the Inner Corridor, in lieu of the maximum 30-foot height permitted.
4. Disapprove as unnecessary a Specific Plan Exception from Section 5.B.1.a of the Mulholland Scenic Parkway Specific Plan to allow grading of a Prominent Ridge located adjacent to Mulholland Drive in excess of 1,000 cubic yards, as it is not required.
5. Disapprove as unnecessary a Director's Determination to allow a structure (retaining wall) within 50 vertical feet of a Prominent Ridge located adjacent to Mulholland Drive, as it is not required.
6. Approve a Specific Plan Project Permit Compliance and Design Review Determination in compliance with Section 11.5.7 of the LAMC and Section 11 of the Mulholland Scenic Parkway Specific Plan for the Curtis School Master Plan layout only, consisting of up to 130,240 square feet of floor area and facilities located within the Inner and Outer Corridors of the Specific Plan, without the proposed off-site, secondary limited access road and associated on-site improvements, subject to the conditions of approval.
7. Approve Site Plan Review for a project which results in an increase of 50,000 gross square feet or more of non-residential area, subject to the conditions of approval.
8. Adopt the Findings.
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.

**Staff:** Dan O'Donnell (818) 374-9907

**Motion:** To continue this case to a date to be noticed.

Moved: Dake-Wilson  
 Seconded: Segura  
 Ayes: Ahn, Cabildo, Choe, Katz, Perlman  
 Absent: Ambroz, Mack

**Vote:** 7 – 0

**5. CPC-2013-1953-ZC-CU-SPR**

CEQA: ENV-2013-1954-MND

Plan Area: Chatsworth-Porter Ranch

Council District: 3 – Blumenfield

Expiration Date: 3-27-14

Appeal Status: Appealable to City Council; ZC appealable by applicant only, if approved in whole or in part

**PUBLIC HEARING** – Completed on December 3, 2013

**Location:** 20700 -20848 ½ NORDHOFF STREET

**Proposed Project:**

The proposed project is the construction, use and maintenance of three retail buildings totaling 17,200 square feet and four light industrial buildings totaling 111,577 square feet with 314 parking spaces on a 321,741 net square-foot vacant site in the proposed M2-1 Zone. The proposed project includes requests for a zone change, from MR2-1 and P1-1 to M2-1, a conditional use request to allow the commercial corner development to operate 24 hours in lieu of the 7:00 a.m. to 11:00 p.m. restrictions and a Site Plan Review.

The project involved two prior actions to distinguish the proposed project site from a larger 49-acre manufacturing site to establish five separate parcels. A parcel map exemption (Lot Line Adjustment) was completed independent of the requested actions herein and the tentative tract map request was approved to separate the vacant project site from the larger manufacturing site currently occupied by Pratt and Whitney.

The tentative tract map request (TT-72312) involved the merger and re-subdivision of the vacant 321,741 square-foot lot into five lots: **Lot 1** will consist of 100,558 square feet of lot area with Building #1 containing 3,500 square feet of retail floor area for a drive through fast food restaurant, Building #2 consisting of 10,200 square feet of retail floor area and 1,800 square feet of outdoor patio area, and Building #3 consisting of 3,500 square feet of retail floor area for a drive through fast food restaurant, and 106 retail parking spaces. **Lot 2** will consist of 53,124 square feet of lot area with Building #4 containing 25,654 square feet of warehouse floor area, 2,000 square feet of office floor area, and 2,000 square feet of mezzanine floor area, and 58 parking spaces. **Lot 3** will consist of 50,843 square feet of lot area with Building #5 containing 28,600 square feet of warehouse floor area, 2,000 square feet of office floor area, and 2,000 square feet of mezzanine floor area, and 40 parking spaces. **Lot 4** will consist 54,341 square feet of lot area with Building #6 containing 28,097 square feet of warehouse floor area, 2,500 square feet of office floor area, and 2,500 square feet of mezzanine floor area, and 51 parking spaces. **Lot 5** will consist of 65,664 square feet of lot area with Building #7 containing 29,208 square feet of warehouse floor area, 2,500 square feet of office floor area, and 2,500 square feet of mezzanine floor area, and 59 parking spaces.

**Requested Actions:**

1. Pursuant to L.A.M.C. Section 12.32-F, a Zone Change from MR2-1 and P1-1 to M2-1,
2. Pursuant to L.A.M.C. Section 12.24-W,27, a Conditional Use request to permit the commercial corner development (Lot 1) to operate 24 hours in lieu of the required 7:00 a.m. to 11:00 p.m.;
3. Pursuant to L.A.M.C. Section 16.05, a Site Plan Review for a development that results in an increase of 50,000 square feet of non-residential floor area.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration No. **ENV-2013-1954-MND** for the above referenced project.

**Applicant:** Michael Johnson, Overton Moore Properties

**Recommended Actions:**

1. Dismiss without prejudice the Conditional Use request to permit the commercial corner development (Lot 1) to operate 24 hours in lieu of the restricted 7:00 a.m. to 11:00 p.m..
2. Disapprove the Zone Change request from MR2-1 and P1-1 to M2-1.
3. Approve and recommend that the City Council adopt the Zone Change from MR2-1 and P1-1 to (T)(Q)M2-1.
4. Approve the Site Plan Review for a development project that results in an increase of 50,000 square feet of non-residential floor area, subject to the Conditions of Approval.
5. Adopt the findings.
6. Adopt the Mitigated Negative Declaration No. **ENV-2013-1954-MND**.
7. 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.
8. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, 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:** Theodore Irving (213) 978-1366

**Motion:** To approve the project as recommended by staff with modified conditions, amended findings and clarified language.

Moved: Perlman  
Seconded: Choe  
Ayes: Ahn, Cabildo, Katz, Mack, Segura  
Noes: Dake-Wilson  
Absent: Ambroz

**Vote: 7 – 1**

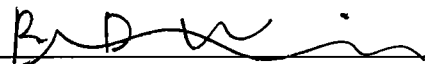
**6. CPC SCHOOL POLICY & STANDARD CONDITIONS OF APPROVAL DISCUSSION AND DIRECTION TO STAFF**

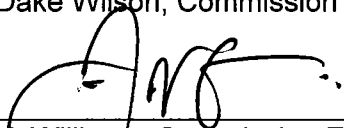
**Motion:** To move the discussion to the April 10, 2014 meeting.

Moved: Dake-Wilson  
Seconded: Katz  
Ayes: Ahn, Cabildo, Choe, Katz, Mack, Perlman, Segura  
Absent: Ambroz

**Vote: 8 – 0**

There being no further business to come before the City Planning Commission, the Regular Meeting adjourned at 2:50 P.m.

  
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Renee Dake Wilson, Commission President

  
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James K. Williams, Commission Executive Assistant II

Adopted: 4/10/14