

**OFFICIAL MINUTES**  
**CITY OF LOS ANGELES**  
**CITY PLANNING COMMISSION**  
**REGULAR MEETING**  
THURSDAY, APRIL 24, 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 8:41 a.m.  
Commissioners present: Ahn, Ambroz, Cabildo, Choe, Katz, Perlman, Mack, Segura

**1. DIRECTOR'S REPORT**

- A. Update on City Planning Commission Status Reports and Active Assignments
  - 1. Ongoing Status Reports: re:code LA - Progress report for the comprehensive revision of the Zoning Code - Thomas Rothmann. Lisa Webber spoke briefly.
  - 2. City Council/PLUM Calendar and Actions
  - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update – Michael Bostrom had no report.
- C. Other items of interest

**2. COMMISSION BUSINESS**

- A. Advance Calendar – Commissioners Mack and Cabildo to be absent July 24, 2014
- B. Commission Request
- C. Minutes of Meeting – April 10, 2014

**Motion:** To approve the Minutes of the Meeting for April 10, 2014.

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

**Vote: 8 – 0**

### **3. PUBLIC COMMENT PERIOD**

No speakers

### **4. CPC-2013-3074-CU-ZAA-SPR**

CEQA: ENV-2013-3075-MND-REC1

Plan Area: Mission Hills-Panorama City-North Hills

Council District: 7 – Fuentes

Expiration Date: 4-28-14

Appeal Status: Appealable to City Council

### **LIMITED PUBLIC HEARING**

**Location:** 9034, 9048, 9054, 9058, N. BURNET AVENUE  
15136, 15150 W. NORDHOFF STREET

#### **Proposed Project:**

Construction of a new two-story, 31,405 square-foot public charter middle school serving grades 5 through 8, with a maximum enrollment of 512 students. The school includes 16 classrooms, a science lab, a computer lab, a multi-purpose room, a turf field, 40 on-site parking spaces, and 66 bicycle parking spaces. The school will employ 16 teachers, 3 special education professionals, and 3 administrative staff. Regular hours of operation will be from 7:45 a.m. to 3:45 p.m., Monday through Friday, and includes an after school program for up to approximately 50% of the student body between 3:45 p.m. to 5:45 p.m. The school will also operate a July summer school program for up to approximately 50% of the student body. The existing buildings on-site will be demolished. Valor Academy School, an existing public charter middle school, is proposed to be re-located to the subject site from its current location at 8755 Woodman Avenue, approximately 1.5 miles to the southeast. Valor Academy School currently has 480 students in grades 5 through 8.

#### **Requested Actions:**

1. Pursuant to Section 12.24.U.24 of the Los Angeles Municipal Code, a Conditional Use to permit a public charter middle school in the RA-1 Zone.
2. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment from Sections 12.07-C,1 and 12.22-C,20(b) to allow a 13-foot 5-inch projection into the required 15-foot front yard to shade the required bicycle spaces.
3. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment from Section 12.22-C,20(f)(2) to allow an 8-foot high fence in the required front yard in lieu of the maximum height of 6 feet.
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a change of use that results in a net increase of 1,000 or more average daily trips.
5. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, consideration of Mitigated Negative Declaration No. **ENV-2013-3075-MND-REC1** for the above referenced project.

**Applicants:** Tyler Baier, Bright Star Schools;  
Akil Manley, Pacific Charter School Development, Inc.  
Representative: Michael S. Woodward

#### **Recommended Actions:**

1. Approve the Conditional Use to permit a public charter middle school in the RA-1 Zone.
2. Approve the Zoning Administrator's Adjustment to permit a 13-foot 5-inch projection into the required 15-foot front yard.
3. Approve the Zoning Administrator's Adjustment to permit an 8-foot high fence in the required front yard.
4. Approve the Site Plan Review for a change of use that results in a net increase of 1,000 or more average daily trips.
5. Adopt the Findings.

6. Adopt the Mitigated Negative Declaration No. **ENV-2013-3075-MND** and the Addendum **ENV-2013-3075-MND-REC1** to the previously circulated MND for the above-referenced project.
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, 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:** Christina Toy Lee (213) 473-9723

**Motion:** To approve the project per staff recommendation with modified conditions and language.

Moved: Dake-Wilson

Seconded: Choe

Ayes: Ahn, Ambroz, Cabildo, Katz, Mack, Perlman, Segura

**Vote:** 9 – 0

**5. CPC-2013-2078-GPA-ZC-BL-ZV-SPR**

CEQA: ENV-2013-2079-MND

Plan Area: Chatsworth-Porter Ranch

Council District: 3 – Blumenfield

Expiration Date: 6-2-14

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

**PUBLIC HEARING** – Completed on March 4, 2014

**Location:** 8544 - 8654 N. WINNETKA AVENUE

**Proposed Project:**

The demolition of a single-story single-family residence and detached garages and replacement of two protected trees, for the use and construction of 59 new two-story detached residential condominiums, a maximum of 30 feet in height in the proposed (T)(Q)RD4-1 Zone, and five single-family lots, on a 6.0-acre site. Five lots are proposed to front Penfield Avenue and the 59 detached dwelling units will take access from one shared driveway entrance on Winnetka Avenue. The proposal includes 193 at-grade parking spaces on site, including one handicap space and 64 guest parking spaces in excess of the 158 spaces required. The project also proposes approximately 91,002 square feet of open space over the site (37,985 square feet with maximum 100 square-foot of private open space allowable per unit, in excess of the 11,200 square feet required), including individual rear yards for each dwelling and a common recreational pool area. Site grading will involve balancing 50,000 cubic yards of dirt.

**Requested Actions:**

1. Pursuant to Los Angeles Municipal Code Section (LAMC) Section 11.5.6-B, a General Plan Amendment to the Chatsworth-Porter Ranch Community Plan from Low I Residential to Low Medium I Residential land use.
2. Pursuant to LAMC Section 12.32-F, a Zone Change from RA-1 (Suburban Zone) to RD3-1 (Restricted Density Multiple Dwelling Zone) to allow the construction, use and maintenance of a 65-unit detached two-story residential condominium with 136 resident parking spaces and approximately 66 guest parking spaces, all on an approximate 6.0 net acre site.
3. Pursuant to LAMC Sections 12.32-R, the request for a Building Line Removal of a 25-foot building line along the east side of Winnetka Avenue established by Ordinance No. 108,814 (approved on January 23, 1957).

4. Pursuant to LAMC Section 12.27 Zone Variance, to permit a deviation from LAMC Section 12.21-A,19(c) to provide individual recycling receptacles for each detached dwelling unit in lieu of the required common recycling area/room.
5. Pursuant to Los Angeles Municipal Code Section 16.05-E, Site Plan Review for a project creating more than 50 residential dwelling units.
6. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of Mitigated Negative Declaration No. **ENV-2013-2079-MND** and required findings for the above-referenced project.

**Applicant:** Keith Herren, WH Winnetka 60, LLC  
**Representative:** Donna Tripp, Craig Lawson & Co., LLC

**Recommended Actions:**

1. Disapprove the proposed General Plan Amendment, as filed, to Chatsworth - Porter Ranch Community Plan from Low I Residential to Low Medium I Residential land use designation.
2. Approve a General Plan Amendment to Chatsworth - Porter Ranch Community Plan from Low I Residential to Low II Residential and Low Medium I Residential land use designation.
3. Approve a General Plan Amendment to Chatsworth - Porter Ranch Community Plan from Low I Residential to Low Medium I Residential for an ADD AREA located at 8520 Winnetka Avenue and 20039-57 West Chase Street (APN 2782-011-024).
4. Disapprove the proposed Zone Change, as filed, from RA-1 to RD3-1 to permit the construction of 73 detached condominium units.
5. Approve and Recommend that the City Council adopt a Zone and Height District Change from RA-1 to (T)(Q)R1-1 for a maximum 5 single-family homes and (T)(Q)RD4-1XL (limiting the project to two stories) for a maximum 59 detached residential condominiums.
6. Approve and recommend that the City Council adopt the removal of a 25-foot Building Line along the east side of Winnetka Avenue, established by Ordinance No. 108,814 on January 23, 1957.
7. Approve the Zone Variance to allow a deviation from LAMC Section 12.21-A,19(c) to provide individual recycling receptacles for each detached dwelling unit in lieu of the required common recycling area/room.
8. Approve Site Plan Review for the development of 65 residential dwelling units.
9. Adopt the Findings.
10. Adopt the Mitigated Negative Declaration No. **ENV-2013-2079-MND** for the above-referenced project.
11. 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.
12. 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:** Sarah Hounsell (818) 374-9909

**Motion:** To approve the project per staff recommendation with modified conditions.

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

**Vote:** 8 – 0

6. **Electric Vehicle Parking Requirements and Discussion - Daniel Scott and Erin Strelch**

7. **2025 S. AVENUE OF THE STARS – Hyatt Regency Century Plaza Hotel**

Report requested on the compliance status of a Membrane Tent Structure located in the front subterranean portion of the Hyatt Regency Century Plaza Hotel and determine CPC action as appropriate.

**Motion:** To write a letter to Building and Safety and to each of the Council Members.

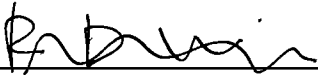
Moved: Perlman

Seconded: Ambroz

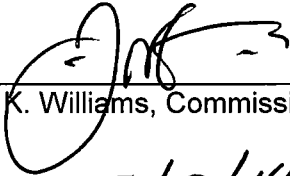
Ayes: Ahn, Cabildo, Choe, Katz, Mack, Segura, Dake-Wilson

**Vote:** 9 – 0

There being no further business to come before the City Planning Commission, the Regular Meeting adjourned at 2:29 p.m.



Renee Dake Wilson, Commission President



James K. Williams, Commission Executive Assistant II

Adopted: \_\_\_\_\_

5/8/14