

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 28, 2014, after 8:30 a.m.
VAN NUYS CITY HALL, COUNCIL CHAMBER 2ND FLOOR
14410 SYLVAN STREET, LOS ANGELES, 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 ON THE INTERNET AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission Vice President Dana Perlman at 8:50 a.m.
Commissioners present: Ahn, Ambroz, Cabildo, Choe, Katz, Segura
Commissioners absent: Dake-Wilson, Mack

1. DIRECTOR'S REPORT

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports: Deputy Planning Director Lisa Webber gave a Department update. She spoke on the tents at the Century City Plaza hotel. Staffing levels and the Motion Pictures museum project to come before the CPC in spring. Senior City Planner Shana Bonstin presented a report on Buy Back Centers Best Practices.
 - 2. City Council/PLUM Calendar and Actions:
 - 3. List of Pending Legislation (Ordinance Update): Adrienne Khoransanee had no report.
- B. Legal actions and rulings update:
- C. Other items of interest:

2. COMMISSION BUSINESS

- A. Advance Calendar – Commissioner Choe planned absence on 11-13-14
- B. Commission Request
- C. Minutes of Meeting – August 14, 2014.

Motion: To approve the minutes of meeting for August 14, 2014.

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

Vote: 7 – 0

3. **PUBLIC COMMENT PERIOD**

Two speakers spoke in support of a plan to resolve horse trail issues at the Sierra Canyon School.

4. **CPC-2008-4336-CU-ZV-SPR**

CEQA: ENV-2006-6373-EIR

Plan Area: Sun Valley-La Tuna Canyon

Council District: 6 – Martinez

Expiration Date: 8-28-14 Extended

Appeal Status: Appealable to City Council

PUBLIC HEARING – Continued from July 24, 2014

Location: 11256 - 11300 W. PENDLETON STREET
9143 - 9189 DE GARMO AVENUE

Proposed Project:

The expansion of Community Recycling and Resource Recovery, Inc.'s solid waste transfer station and recycling facility operations, on a 12.29-acre site, and physical site improvements, identified as Alternative 3: Enclosure Alternative (Preferred Project) in the Project's Revised Final Environmental Impact Report, consisting of: a 190,950 square-foot, one-story warehouse structure to fully enclose the existing back yard organics processing operations; a 62,550 square-foot, one-story warehouse structure to fully enclose the existing front yard tipping floor and municipal solid waste transfer station; and the modification of an existing 7,800 square-foot canopy structure to partially enclose the existing front yard, baled recycling material storage area. The maximum height of the proposed structures would be 65 feet. The project would provide 197 on-site parking spaces, exceeding the requirement of the Los Angeles Municipal Code (LAMC) for 139 parking spaces.

The expansion of Community Recycling and Resource Recovery, Inc.'s solid waste transfer station and recycling facility operations, on a 12.29-acre site, and physical site improvements, consisting of: a 107,000 square-foot, one-story structure, varying in height from 48 feet to 67 feet, 5 inches, to partially enclose existing back yard organics processing operations, as required by a Los Angeles County Superior Court Stipulated Final Judgment; two (2) roof canopy structures open on three sides; and the installation of a 25-foot-high, metal panel fence around the perimeter of the site. The structure would partially enclose the current supermarket produce trim and cull receiving operation, processed organics stockpile, and the wood receiving, processing and ground materials stockpile. The project would maintain the existing 40 on-site parking spaces (75 spaces are required by the LAMC).

(Under a separate permitting process with the City's Local Enforcement Agency (Department of Building and Safety) and the State of California Department of Resources Recycling and Recovery (CalRecycle), the applicant seeks to revise the existing Solid Waste Facility Permit by increasing the tonnage of material received from the permitted 1,700 tons per day (an additional 2,900 tons per day are currently unpermitted but allowed under an Interim Operating Agreement, for a current total of 4,600 tons per day) to 6,700 tons of permitted material received per day for both the solid waste transfer station and the recycling facility.)

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, certification of the Revised Final Environmental Impact Report No. **ENV-2006-6373-EIR**, and adoption of the proposed Mitigation Monitoring and Reporting Program and the required findings.
2. Pursuant to Section 12.24 U.22(c) of the LAMC, a Conditional Use Permit for the operation of a Recycling Materials Processing Facility in the M3 Zone which is not in compliance with 4 of the 16

conditions set forth in Section 12.21 A.18(f) of the LAMC, specifically: (1) located at least 1,000 feet from an M1 zone; (3) Recyclable Materials collected and processed on the site shall be limited to paper, cardboard, glass, metal, plastic and other items that are deemed appropriate by the Department of Building and Safety, Bureau of Sanitation and the Fire Department; (9) provide adequate parking, as required in Section 12.19 A.4(b)(4) of the LAMC; and (14) the facility shall be surrounded by a 6-foot-high, concrete block wall and a 5-foot landscaped buffer, approved by the City Planning Department, adjoining all street frontages.

3. Pursuant to Section 12.27 of the LAMC, a Zone Variance to permit 40 parking spaces in lieu of the required 75 parking spaces.
4. Pursuant to Section 16.05 of the LAMC, Site Plan Review approval for a project having more than 50,000 square feet of non-residential floor area.

Applicant: Community Recycling and Resource Recovery, Inc.
Representative: Fred Gaines

Recommended Actions:

1. Disapprove the requested entitlements for the As-Filed proposed Project.
2. Approve a Conditional Use for the Preferred Project to permit a Recycling Materials Processing Facility in the M3 Zone when the facility is not in compliance with 3 of the 16 conditions set forth in Section 12.21 A 18 (e) of the LAMC, specifically Nos.: (1) located at least 1,000 feet from an M1 zone; (3) Recyclable Materials collected and processed on the site shall be limited to paper, cardboard, glass, metal, plastic and other items that are deemed appropriate by the Department of Building and Safety, Bureau of Sanitation and the Fire Department; and (14) the facility shall be surrounded by a 6-foot high, concrete block wall and a 5-foot landscaped buffer, approved by the City Planning Department, adjoining all street frontages, subject to the Conditions of Approval.
3. Disapprove as unnecessary a Zone Variance to permit 40 parking spaces in lieu of the required 75 parking spaces; as the Preferred Project will meet LAMC-required on-site parking requirements.
4. Approve Site Plan Review for the Preferred Project having more than 50,000 square feet of non-residential floor area, subject to the Conditions of Approval.
5. Certify Revised Final Environmental Impact Report No. **ENV-2006-6373-EIR** as the environmental clearance for the project, and Adopt the proposed Mitigation Monitoring and Reporting Program and the required findings.
6. Adopt the Findings.
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.

Staff: Daniel O'Donnell (818) 374-9907

Motion: To approve the project as recommended by staff subject to modified conditions.

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

Vote: 7 – 0

5. **DIR-2013-1639-DB-1A**
CEQA: ENV-2013-1640-MND
Plan Area: West Los Angeles

Council District: 11 - Bonin
Expiration Date: 8-28-14
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1217 – 1223 S. WESTGATE AVENUE

Proposed Project:

The proposed project is the demolition of four multiple family buildings containing at total of 35 dwelling units and the construction of a five-story, 56-feet in height, multiple-family residential building comprised of 57 dwelling units over one level of subterranean parking with 109 parking spaces.

Requested Actions:

An appeal of the Director of Planning's Conditional Approval of the following two Density Bonus Incentives, for a Floor Area (FAR) Increase and Height Increase pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25 for a project that is reserving five (5) dwelling units for Very-Low Income Household Occupancy for a period of 30 years. Appeal of Mitigated Negative Declaration **ENV-2013-1640-MND**.

Applicant: Isaac Cohanzad, OPO Properties, LLC, Rochester North Heights, LLC
Appellant: Diana Christie

Recommended Actions:

1. Deny the appeal of the Director of Planning's conditional approval of two on-menu Density Bonus Incentives.
2. Deny the appeal of the adoption of Mitigated Negative Declaration **ENV-2013-1640-MND**.
3. Sustain the Determination of the Director of Planning conditionally approving two Density Bonus Incentives; for a 35 percent increase in maximum allowable Floor Area Ratio (FAR) of 3.0:1 to a maximum FAR of 4.05:1, and a 11-foot increase in the permitted 45-foot maximum height limit to 56 feet for the new construction of a five-story, 56-feet in height, multiple-family residential building comprised of 57 dwelling units over one level of subterranean parking with 109 parking spaces, reserving five units for Very Low Income households, with the following revisions:
 - a. Remove the floor area square footage from Condition Number 8.
 - b. Replace Parking Option 1 with Parking Option 2 in Condition Number 5.
 - c. Correct the maximum floor area ratio in Finding Number 1 to 4.05-1 FAR.
4. Adopt Mitigated Negative Declaration No. **ENV-2013-1640-MND**.

Staff: Greg Shoop (213) 978-1243

Motion: To continue the matter to the October 9, 2014 meeting.

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

Vote: 7 – 0

6. CPC-2008-3470-SP-GPA-ZC-SUD-BL
CEQA: ENV-2008-3471-EIR
Plan Area: Canoga Park-Winnetka-
Woodland Hills-West Hills

Council District: 3 – Blumenfield
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Location: WARNER CENTER 2035 PLAN - Specifically, the Project area includes various street and highway locations throughout the Warner Center 2035 Plan area

Proposed Project:

No development project is proposed. The City Council initiated, as part of Warner Center 2035 Specific Plan Project, the removal of Building Lines throughout the Warner Center 2035 Specific Plan area. When the City Planning Commission considered the Warner Center 2035 Plan project on November 29, 2012, the removal of all active Building Lines in the Project area was not considered at that time. The removal of these Building Lines is being processed separately pursuant to LAMC Section 12.32-R. The removal of the Building Lines is a legislative action and must be adopted by City Council.

Requested Actions:

1. Pursuant to California Public Resources Code Section 21166 and the State's Environmental Quality Act (CEQA) Guidelines Section 15162, find that the proposed action is consistent with the previously certified EIR (EIR No. **ENV-2008-3471-EIR** and SCH No. 1990011055, prepared for the Warner Center 2035 Plan and certified by City Council on October 23, 2013, based on the evidence in the record, and recommend that the City Council adopt associated environmental findings.
2. Pursuant to Section 12.32-R.2 of the Municipal Code, the City Planning Commission approve and recommend that City Council adopt the removal of the Building Lines in the Warner Center 2035 Plan area established by the following ordinances, and adopt the findings:

Ordinance No. 96195 (A total of two Building Lines along the north side of Vanowen Street immediately adjacent to Milwood Avenue one Building Line on the east and one Building Line of west side)

Ordinance No. 97939 (A total of three Building Lines along the south side of Oxnard Street with two Building Line immediately adjacent to Topanga Canyon Boulevard both on the east and west sides AND one Building Line immediately adjacent to Canoga Avenue on the east side)

Ordinance No. 108684 (A total of two Building Lines along the west side of De Soto Avenue approximately 50 feet north of and 150 feet south of Vanowen Street)

Ordinance No. 109010 (A total of three Building Lines with two Building Lines along the east and west side of Topanga Canyon Boulevard generally at Erwin Street and Califa Street AND one Building Line along the west side of Topanga Canyon Boulevard immediately north of Erwin Street)

Ordinance No. 111507 (A total of two Building Lines along the west side of Canoga Avenue with one Building Line immediately north of Erwin and one Building Line between Califa Street and Burbank Boulevard)

Ordinance No. 116539 (One Building Line along the west side of De Soto Avenue immediately south of Kittridge Street)

Ordinance No. 122801 (One Building Line along the east side of Variel Avenue approximately 300 feet north of Vanowen Street)

Ordinance No. 123412 (One Building Line along the west side of De Soto Avenue immediately south of Bassett Street)

Ordinance No. 126242 (One Building Line along the west side of Variel Avenue approximately 250 feet north of Vanowen Street)

Ordinance No. 126243 (One Building Line along the east side of Milwood Avenue approximately 250 feet north of Vanowen Street)

Ordinance No. 126564 (One Building Line along the east side of Milwood Avenue approximately 300 feet north of Vanowen Street)

Ordinance No. 126565 (One Building Line along the west side of Variel Avenue approximately 300 feet north of Vanowen Street)

Ordinance No. 127491 (One Building Line along the west side of De Soto Avenue immediately north of Deering Circle)

Ordinance No. 127873 (One Building Line along the east side of Milwood Avenue approximately 200 feet north of Vanowen Street)

Ordinance No. 127874 (One Building Line along the west side of Variel Avenue approximately 200 feet north of Vanowen Street)

Ordinance No. 128935 (One Building Line along the north side of Oxnard Street immediately west of Topanga Canyon Boulevard)

Ordinance No. 128936 (One Building Line along the west side of Topanga Canyon Boulevard between Erwin Street and Calvert Street)

Ordinance No. 130126 (One Building Line along the north side of Vanowen Street approximately 175 feet west of De Soto Avenue)

Ordinance No. 143574 (One Building Line along the east side of Glade Street immediately north of Erwin Street)

Ordinance No. 1434575 (One Building Line along the north side of Erwin Street between Glade Avenue and Topanga Canyon Boulevard)

Ordinance No. 147972 (One Building Line along the west side of De Soto Avenue immediately north of Kittridge Street)

Ordinance No. 150366 (One Building Line along the east side of Alabama Street approximately 100 feet north of Vanowen Street)

Applicant: City of Los Angeles

Recommended Actions:

1. **Find** that the proposed action is consistent with the previously certified EIR (EIR No. 2008-3471-EIR and SCH No. 1990011055) prepared for the Warner Center 2035 Plan and certified by City Council on October 23, 2013, based on the evidence in the record, and **recommend** that the City Council adopt associated environmental findings.
2. **Approve** and **recommend** that the City Council adopt, pursuant to Section 12.32-R.2 of the Municipal Code, the removal of the Building Lines in the Warner Center 2035 Plan area established by the following ordinances and described as follows, and adopt the attached findings:

Ordinance No. 96195 (A total of two Building Lines along the north side of Vanowen Street immediately adjacent to Milwood Avenue one Building Line on the east and one Building Line of west side)

Ordinance No. 97939 (A total of three Building Lines along the south side of Oxnard Street with two Building Line immediately adjacent to Topanga Canyon Boulevard both on the east and west sides AND one Building Line immediately adjacent to Canoga Avenue on the east side)

Ordinance No. 108684 (A total of two Building Lines along the west side of De Soto Avenue approximately 50 feet north of and 150 feet south of Vanowen Street)

Ordinance No. 109010 (A total of Three Building Lines with two Building Lines along the east and west side of Topanga Canyon Boulevard generally at Erwin Street and Califa Street AND one Building Line along the west side of Topanga Canyon Boulevard immediately north of Erwin Street)

Ordinance No. 111507 (A total of two Building Lines along the west side of Canoga Avenue with one Building Line immediately north of Erwin and one Building Line between Califa Street and Burbank Boulevard)

- Ordinance No. 116539** (One Building Line along the west side of De Soto Avenue immediately south of Kittridge Street)
- Ordinance No. 122801** (One Building Line along the east side of Variel Avenue approximately 300 feet north of Vanowen Street)
- Ordinance No. 123412** (One Building Line along the west side of De Soto Avenue immediately south of Bassett Street)
- Ordinance No. 126242** (One Building Line along the west side of Variel Avenue approximately 250 feet north of Vanowen Street)
- Ordinance No. 126243** (One Building Line along the east side of Milwood Avenue approximately 250 feet north of Vanowen Street)
- Ordinance No. 126564** (One Building Line along the east side of Milwood Avenue approximately 300 feet north of Vanowen Street)
- Ordinance No. 126565** (One Building Line along the west side of Variel Avenue approximately 300 feet north of Vanowen Street)
- Ordinance No. 127491** (One Building Line along the west side of De Soto Avenue immediately north of Deering Circle)
- Ordinance No. 127873** (One Building Line along the east side of Milwood Avenue approximately 200 feet north of Vanowen Street)
- Ordinance No. 127874** (One Building Line along the west side of Variel Avenue approximately 200 feet north of Vanowen Street)
- Ordinance No. 128935** (One Building Line along the north side of Oxnard Street immediately west of Topanga Canyon Boulevard)
- Ordinance No. 128936** (One Building Line along the west side of Topanga Canyon Boulevard between Erwin Street and Calvert Street)
- Ordinance No. 130126** (One Building Line along the north side of Vanowen Street approximately 175 feet west of De Soto Avenue)
- Ordinance No. 143574** (One Building Line along the east side of Glade Street immediately north of Erwin Street)
- Ordinance No. 1434575** (One Building Line along the north side of Erwin Street between Glade Avenue and Topanga Canyon Boulevard)
- Ordinance No. 147972** (One Building Line along the west side of De Soto Avenue immediately north of Kittridge Street)
- Ordinance No. 150366** (One Building Line along the east side of Alabama Street approximately 100 feet north of Vanowen Street)
3. Adopt the Findings as those Findings to be used by City Council in adopting the requested Building Line Removals pursuant to LAMC Section 12.32-R.2.

Staff: Anita Cerna (818) 374-5042

Motion: To approve the project as recommended by staff.

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

Vote: 7 – 0

7. **CPC-2014-196-VZC-BL-ZV-ZAA-SPR**
CEQA: ENV-2014-195-MND
Plan Area: Mission Hills-Panorama City-
North Hills

Council District: 6 – Martinez
Expiration Date: 9-16-14
Appeal Status: Appealable to City
Council

PUBLIC HEARING – Completed on May 20, 2014

Location: 14834 – 14900 W. NORDHOFF STREET

Proposed Project:

Demolition of an existing religious institution consisting of two one-story buildings and surface parking lots, the subdivision of an approximately 2.15-acre site to create 58 small lots for single-family dwelling purposes, and the construction, use and maintenance of 58 three-story, small lot single-family dwellings with 128 on-site parking spaces, including two on-site parking spaces in an enclosed garage on the first level of each dwelling and 12 guest parking spaces. Vehicular access to all dwellings and the guest parking area will be via a proposed common access driveway system providing access from Nordhoff Street. The project also includes site grading with the export of approximately 1,000 cubic yards of dirt and the removal of 32 non-protected trees.

Requested Actions:

1. Pursuant to LAMC Section 12.32-F, a Vesting Zone Change from RA-1 (Suburban Zone) to (T)(Q)RD1.5-1(Restricted Density Multiple Dwelling Zone) to permit the construction, use and maintenance of 58 single-family dwellings on small lots.
2. Pursuant to LAMC Sections 12.32-R, the removal of a 25-foot Building Line along the south side of Nordhoff Street, established by Ordinance No. 99,671 (January 22, 1952).
3. Pursuant to Municipal Code Section 12.27, a Zone Variance to permit the early start construction in accordance with the Small Lot Ordinance of the proposed project prior to final tract recordation with:
 - a. A 2-inch separation between buildings in lieu of the minimum 12 feet required by Municipal Code Section 12.21-C,2(a).
 - b. A 5-foot passageway in lieu of the minimum 12 feet required by Municipal Code Section 12.21-C,2(b).
 - c. Zero square feet of open space per dwelling unit in lieu of the minimum 175 square feet per unit required by Municipal Code Section 12.21-G,2.
4. Pursuant to Municipal Code Section 12.28-A, Zoning Administrator's Adjustments to permit the early start of construction in accordance with the Small Lot Ordinance of the proposed project prior to final tract recordation with the following:
 - a. An 8-foot front yard setback in lieu of the 15 feet required by Municipal Code Section 12.09.1-B,1.
 - b. A 5-foot side yard setback in lieu of the 6 feet required by Municipal Code Section 12.09.1-B,2.
 - c. A 13-foot rear yard setback in lieu of the 15 feet required by Municipal Code Section 12.09.1-B,2.
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a development of 58 single-family homes.
6. Consideration the Mitigated Negative Declaration No. **ENV-2014-195-MND** for the above referenced project.

Applicant: Marc Annotti, Nordhoff Associates, LLC
Representative: Joel Miller, PSOMAS

Recommended Actions:

1. Approve and recommend that the City Council adopt a Vesting Zone Change from RA-1 to (T)(Q)RD1.5-1.
2. Approve and recommend that the City Council remove a 25-foot Building Line along the property's frontage.
3. Approve the Zone Variances to allow a minimum separation between buildings of a minimum of 2 inches in lieu of 12 feet; passageway between buildings of a minimum of 5 feet in lieu of 12 feet; and, zero square feet of open space for each dwelling unit in lieu of 175 square feet for dwelling units having more than three habitable rooms, all to permit the construction of 58 single-family homes in accordance with the Small Lot Ordinance prior to recordation of the final tract map.
4. Approve a Zoning Administrator's Adjustment to allow an 8-foot front yard setback along Nordhoff Street in lieu of the minimum 15 feet required (including the 2-foot sidewalk easement), a reduced 13-foot rear yard setback in lieu of the required 15 feet, and 5-foot side yard setback in lieu of the required 6 feet, to permit construction of the small-lot dwellings prior to the recordation of the final tract map, as conditioned.
5. Approve a Site Plan Review for a development of 58 small lot single-family homes.
6. Adopt the Findings.
7. Adopt Mitigated Negative Declaration No. **ENV-2014-195-MND**.
8. 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.
9. 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 as recommended by staff subject to modified conditions.

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

Vote: 7 – 0

8. CPC-2013-2004-CU
CEQA: ENV-2013-2005-MND
Plan Area: North Hollywood-Valley Village

Council District: 2 – Krekorian
Expiration Date: 8-28-14
Appeal Status: Appealable to City Council

PUBLIC HEARING – August 4, 2014

Location: 7050 N. LAUREL CANYON BOULEVARD

Proposed Project:

Change of use for a portion of an existing use including automobile dismantling to a scrap metal collection facility that purchases aluminum, copper, brass, and steel, and a recycling collection and buyback center which involves the depositing of beverage containers to be conducted within an existing one-story, 4,000 square-foot building, on a 40,500 square foot parcel. Eleven parking spaces

will be provided. The proposed hours of operation are Monday through Friday, 8:00 a.m. to 5:00 p.m., and Saturday and Sunday, 9:00 a.m. to 4:00 p.m. Note: Other businesses on the property include an existing auto repair business, used car sales, and a liquor store that will remain and are not a part of the project.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration No. **ENV-2013-2005-MND** for the above referenced project.
2. Pursuant to Section 12.24 U 22(b) of the Municipal Code, a Conditional Use to permit a recycling collection and buyback center located in the M2-1VL Zone, which does not comply with the following performance standards of Section 12.21 A.18.(d):
 - a. The lot upon which the Recycling Collection or Buyback Center is located is not within 1,000 feet of any A, R, C, P, PB, MR, or M1 Zone or use.
 - b. The area for depositing Recycling Materials does not exceed a total of 1,000 square feet.
 - c. The entire site shall be enclosed by a 6-foot high concrete block or masonry wall.

Applicant: Hagop Basteghian, Cash 4 Scrap
Representative: Leo Esparza, Jess Esparza & Associates

Recommended Actions:

1. Approve a Conditional Use to permit a Recycling Collection and Buyback Center, which involves the depositing of beverage containers, scrap metal recycling, and continued automobile dismantling uses on a property classified in the M2 zone, with the Conditions of Approval.
2. Adopt Mitigated Negative Declaration No. **ENV-2013-2005-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: Frank Quon (818) 374-5036

Motion: To approve the project as recommended by staff.

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

Vote: 6 – 0

9. **CPC-2014-335-DB-SPR-CDO**
CEQA: ENV-2014-336-MND
Plan Area: Palms-Mar Vista-Del Rey

Council District: 11 – Bonin
Expiration Date: 8-28-14
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on June 4, 2014

Location: 11628 - 11652 W. PICO BOULEVARD

Proposed Project:

The construction, use, and maintenance of a new five-story mixed-use development to include 71 apartment units, **3,612**** square feet of ground-floor commercial space, and 108 on-site parking spaces. The 71 dwelling units include 52 units permitted by-right and 19 density bonus units with six units restricted for Very Low Income households.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code Section 12.22-A,25(d)(1), a Density Bonus to permit a 35 percent increase in the number of dwelling units from 52 to 71 units, utilizing Parking Option 1 to allow 79 parking spaces (one parking space each studio and one-bedroom unit and two parking spaces each two- and three bedroom unit) and 14 commercial spaces with the following off-menu incentives:
 - a. Pursuant to Los Angeles Municipal Code Section 12.22-A,25(g)(3), an off-menu incentive to permit an increase in floor area ratio not to exceed 2.72:1, in lieu of the 1.5:1 FAR otherwise permitted in the [Q]C2-1VL Zone.
 - b. Pursuant to Los Angeles Municipal Code Section 12.22-A,25(g)(3), an off-menu incentive to permit an increase in building height to 56 feet, in lieu of the otherwise maximum allowable 45 feet, and to permit a five-story building in lieu of the otherwise maximum allowable three stories otherwise permitted in the [Q]C2-1VL Zone.
2. Pursuant to Los Angeles Municipal Code Section 13.08-E, Design Overlay Compliance with the West Pico Boulevard Community Design Overlay District (CDO).
3. Pursuant to Los Angeles Municipal Code Section 16.05-E, Site Plan Review for a project creating more than 50 residential dwelling units.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration of Mitigated Negative Declaration No. **ENV-2014-336-MND** and required findings for the above referenced project.

Applicant: Peter Wilson, Hampstead Heath, LLC
Representative: Matthew Hayden, three6ixty

Recommended Actions:

1. Approve a Density Bonus to permit a 35 percent increase in the number of dwelling units from 52 to 71 units, utilizing Parking Option 1 to allow 79 parking spaces (one parking space each studio and one-bedroom unit and two parking spaces each two- and three bedroom unit) and 11 commercial spaces with the following off-menu incentives:
 - a. Approve an increase in floor area ratio not to exceed 2.7:1, in lieu of the 1.5:1 FAR otherwise permitted in the [Q]C2-1VL Zone.
 - b. Approve an increase in building height to 56 feet, in lieu of the otherwise maximum allowable 45 feet, and to permit a five-story building in lieu of the otherwise maximum allowable three stories otherwise permitted in the [Q]C2-1VL Zone.
2. Approve Design Overlay Compliance with the West Pico Boulevard Community Design Overlay District (CDO).
3. Approve Site Plan Review for a project creating more than 50 residential dwelling units.
4. Adopt the Findings.
5. Adopt Mitigated Negative Declaration No. **ENV-2014-336-MND** for the above-referenced project.
6. 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.

7. 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.

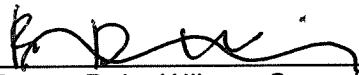
Staff: Heather Bleemers (213) 978-0092

Motion: To approve the project as recommended by staff subject to modified conditions.

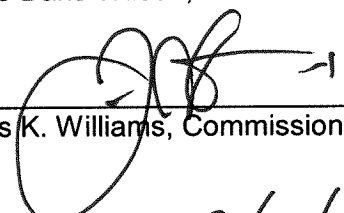
Moved: Perlman
Seconded: Ahn
Ayes: Ambroz, Choe, Katz, Segura
Absent: Cabildo, Dake-Wilson, Mack

Vote: 6 – 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 3:00 p.m.



Renee Dake Wilson, Commission President



James K. Williams, Commission Executive Assistant II

Adopted: 9/11/14