

**LOS ANGELES CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, MARCH 26, 2015, after 8:30 a.m.  
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR  
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

David H. Ambroz, President  
Renee Dake Wilson, AIA, Vice President  
Robert L. Ahn, Commissioner  
Maria Cabildo, Commissioner  
Caroline Choe, Commissioner  
Richard Katz, Commissioner  
John W. Mack, Commissioner  
Dana Perlman, Commissioner  
Marta Segura, MPH, Commissioner

Michael J. LoGrande, Director  
Lisa M. Webber, AICP, Deputy Director  
Jan Zatorski, Deputy Director

James K. Williams, Commission Executive Assistant II

**POLICY FOR DESIGNATED PUBLIC HEARING ITEM No.**

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.**

***Written submissions are governed by Rule 10 of the Los Angeles City Planning Commission Rules and Operating Procedures, a copy of which is posted online at <http://cityplanning.lacity.org/Forms/Procedures/CpcPolicy.pdf>. Day of hearing submissions (20 copies must be provided) are limited to 2 pages plus accompanying photographs. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the CPC, and will not be included in the official administrative record for the item at issue.***

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](mailto: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](http://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 Requests
- C. Minutes of Meeting – March 12, 2015

**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-2014-4238-CU](#) Council District: 6 – Martinez  
CEQA: ENV-2014-4240-CE Expiration Date: 3-26-15  
Plan Area: Sun Valley-La Tuna Canyon Appeal Status: Appealable to City Council

**PUBLIC HEARING** - Completed on February 2, 2015

**Location:** 11092 TUXFORD STREET

**Proposed Project:**

The continued maintenance and operation of a scrap metal collection facility and recycling buyback center that purchases plastic, metal, aluminum, glass, copper, brass, iron, and similar materials on a 16,516 square-foot lot. The site includes a 1,184 square-foot office building, a 969 square-foot storage structure, several portable storage bins, perimeter fencing, and eight vehicle parking spaces.

**Requested Actions:**

1. Pursuant to Section 21080(b) of the California Public Resources Code, Find that the project is Categorically Exempt (No. **ENV-2014-4240-CE**) from environmental review pursuant to Article III, Section 1 of the City of Los Angeles CEQA Guidelines under Class 1, Category 22.
2. Pursuant to Section 12.24.U.22(b) of the Municipal Code, a Conditional Use for a Recycling Collection and Buyback Center in the M2 Zone which is not in compliance with the following conditions of Section 12.21.A.18(d):
  - a. The lot is located at least 1,000 feet from any residential zone or use.
  - b. The area for depositing Recyclable Materials does not exceed a total of 1,000 square feet.
  - c. The area for depositing Recyclable Materials shall be a minimum of 10 feet from all property lines.
  - d. The facility shall be surrounded by a 6-foot-high, concrete block wall.

**Applicant:** Vladimir Temkin, TM Scrap Metal, Inc.

**Recommended Actions:**

1. Find that the project is Categorically Exempt (No. **ENV-2014-4240-CE**) from environmental review.
2. Approve a Conditional Use for a Recycling Collection and Buyback Center in the M2 Zone, with Conditions of Approval.
3. Adopt the Findings.

**Staff:** Milena Zasadzien, (818) 374-5054

5. [CPC-2014-942-GPA-ZC-ZAA-SPR](#) Council District: 12 – Englander  
CEQA: ENV-2014-943-MND Expiration Date: 3-26-15  
Plan Area: Mission Hills-Panorama City-North Hills Appeal Status: Appealable to City Council

**PUBLIC HEARING** – Completed on January 23, 2015

**Location:** 16062–16140 W. CHASE STREET,  
8414–8458 N. WOODLEY AVENUE

**Proposed Project:**

The construction of 73 single-family dwelling units on 73 separate lots in a Small Lot Subdivision on an approximately 477,223 square-foot site. The project includes the development of three (3) Open Space Lots and two (2) future street dedication lots. The total residential floor area for the project will be approximately 192,000 square feet. Each residence will be two-stories in height, with a maximum

building height of 30 feet. The project will not result in the demolition of any permanent structures; however, the operation of a private nursery with temporary structures will be removed. The project will also include grading of approximately 120,000 cubic yards. When completed, the project will include a minimum of 146 parking spaces in 73 garages. Additionally, the driveway areas in each of the 73 units will be designed to allow at least two uncovered parking spaces to accommodate additional resident vehicles, as well as to accommodate guest vehicle parking. The project will also provide parking on the internal streets. The project's total lot coverage will be 50% buildings/structures, 25% paving/driveways/streets, and 25% landscaping. Additionally, the project is proposed to be completely gated/walled with gates along Woodley Avenue and walls along Chase Street. The site will be comprised of an internal private street system connecting all dwelling units with each other and linked to primary entrances into the development at Woodley Avenue and Chase Street. The Small Lot Subdivision is being processed under a separate application under Vesting Tentative Tract (VTT) No. 72726-SL.

**Requested Actions:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (No. **ENV-2014-943-MND**) for the above referenced Project.
2. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Mission Hills-Panorama City-North Hills Community Plan to change the land use designation of the lot from Low Residential to Low Medium I Residential.
3. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from RA-1 (Suburban Zone) to RD6-1 (Restricted Density Multiple Dwelling Zone).
4. Pursuant to Section 12.28-A of the Municipal Code, an Adjustment to permit a wall structure up to 10 feet high in a required yard or setback area as established in LAMC Section 12.21-C.1(g).
5. Pursuant to Section 16.05-C.1(b) of the Municipal Code, a Site Plan Review for a 73-unit residential development project.

**Applicant:** Eric Borstein and Loren Borstein, BE Residential V., LLC  
**Representative:** Brad M. Rosenheim, Rosenheim and Associates

**Recommended Actions:**

1. Adopt the Mitigated Negative Declaration (No. **ENV-2014-943-MND**) for the above referenced Project.
2. Approve and Recommend that the City Council Adopt a General Plan Amendment to the Mission Hills-Panorama City-North Hills to change the land use designation of the lot from Low Residential to Low Medium I Residential.
3. Approve and Recommend that the City Council Adopt a Zone Change from RA-1 (Suburban Zone) to (T)(Q)RD6-1 (Restricted Density Multiple Dwelling Zone) for the subject property, with the Conditions of Approval.
4. Approve an Adjustment to permit a wall structure up to 10 feet high in a required yard or setback area, subject to the Conditions of Approval.
5. Approve the Site Plan Review for a 73 dwelling unit residential development project, subject to the Conditions of Approval.
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.
8. Advise the Applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice and Determination (NOD) filing.

**Staff:** Thomas Glick (818) 374-5062

The next scheduled regular meeting of the City Planning Commission  
will be held on **Thursday, April 9, 2015** at:

**City Hall**

**200 N. SPRING STREET ROOM 350  
PUBLIC WORKS BOARD ROOM, 3<sup>RD</sup> FLOOR  
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](mailto:CPC@lacity.org).