

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 26, 2015, after 8:30 a.m.
CITY HALL, PUBLIC WORKS BOARD ROOM 350
200 N. SPRING STREET, LOS ANGELES, CALIFORNIA 90012

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 Renee Dake Wilson at 8:51 a.m.
Commissioners present: Ahn, Cabildo, Katz, Mack, Perlman
Commissioners absent: Ambroz, Choe, Segura

1. DIRECTOR'S REPORT

- A. Update on City Planning Commission Status Reports and Active Assignments – Principal Planner Dan Scott gave the Department update.
 - 1. Ongoing Status Reports:
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update – Adrienne Khorasanee had no report.
- C. Other items of interest

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – March 12, 2015

Motion: To approve the Minutes of Meeting for March 12, 2015

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

Vote: 5 – 0

3. **PUBLIC COMMENT PERIOD**

No Speakers.

4. **CPC-2014-4238-CU**

CEQA: ENV-2014-4240-CE

Plan Area: Sun Valley-La Tuna Canyon

Council District: 6 – Martinez

Expiration Date: 3-26-15

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

Motion: To approve the project as recommended by staff with modifications.

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

Vote: 6 – 0

5. **CPC-2014-942-GPA-ZC-ZAA-SPR**
CEQA: ENV-2014-943-MND
Plan Area: Mission Hills-Panorama City-
North Hills

Council District: 12 – Englander
Expiration Date: 3-26-15
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.

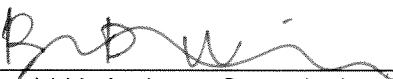
Staff: Thomas Glick (818) 374-5062

Motion: To approve the project as recommended by staff with technical changes and modifications.

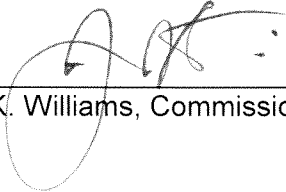
Moved: Dake-Wilson
Seconded: Mack
Ayes: Ahn, Cabildo, Katz, Perlman
Absent: Ambroz, Choe, Segura

Vote: 6 – 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 10:35 a.m.



David H. Ambroz, Commission President



James K. Williams, Commission Executive Assistant II

Adopted: 4/9/15