

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, APRIL 23, 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 President David Ambroz at 8:41 a.m.
Commissioners present: Ahn, Cabildo, Choe, Katz, Mack, Dake-Wilson
Commissioners absent: Perlman, Segura

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 – No report.
- C. Other items of interest

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – April 9, 2015

Motion: To approve the Minutes of Meeting for April 9, 2015

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

Vote: 7 – 0

3. PUBLIC COMMENT PERIOD

No Speakers.

4. **CPC-2013-1739-ZC-DB-SPR**
CEQA: ENV-2013-1740-MND
Plan Area: West Los Angeles

Council District: 11 – Bonin
Expiration Date: 5-12-15
Appeal Status: Appealable to City Council

PUBLIC HEARING - Completed on February 25, 2015

Location: 11421 W. OLYMPIC BOULEVARD, 2136 – 2144 S. BUTLER AVENUE

Proposed Project:

The construction, use, and maintenance of a 78,772 square-foot mixed-use development with 77 dwelling units and 6,575 square feet of ground floor commercial space within six stories over a two level subterranean parking garage. The proposed project will include 70 market-rate units, seven (7) units reserved for Very Low Income Households, 138 vehicle parking spaces (100 residential parking spaces and 38 commercial parking spaces), and 112 bicycle parking spaces (96 residential bike spaces and 16 commercial bike spaces).

Requested Actions:

1. Pursuant to LAMC Section 12.32-B, a Zone Change from C2-1 and R2-1 to (T)(Q)C2-1 to permit the construction, use, and maintenance of a six-story, 78,772 square-foot mixed-use building to include 77 dwelling units and 6,575 square feet of ground floor commercial space.
2. Pursuant to LAMC Section 12.22-A,25 of the Los Angeles Municipal Code, a Density Bonus with the following two on-menu incentives:
 - a. A reduction in the yard setback requirements of up to 20-percent in order to provide a four-foot side yard in lieu of the otherwise required five feet.
 - b. An increase in Floor Area Ratio not to exceed 2.95:1 in lieu of the otherwise allowable maximum Floor Area Ratio of 1.5:1 along a Major Highway near a major Transit Stop.
3. Pursuant to LAMC Section 16.05-E, Site Plan Review for a project creating more than 50 dwelling units.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consideration of Mitigated Negative Declaration No. **ENV-2013-1740-MND** for the above-referenced project.

Applicant: Daniel Saporzadeh, Hypericum Companies
Representative: Jonathan Lonner, Burns & Bouchard, Inc.

Recommended Actions:

1. Approve and recommend that the City Council approve a Zone Change from C2-1 and R2-1 to (T)(Q)C2-1 for the parcels located at 11421 West Olympic Boulevard and 2136-2144 South Butler Avenue.
2. Approve the following two on-menu incentives, pursuant to Section 12.22-A,25 of the Municipal Code, requested by the applicant for a project totaling 77 dwelling units, reserving seven (7) units for Very Low Income Households for a period of at least 55 years as follows:
 - a. Yard/Setback. A 20 percent decrease in the required side yard to allow a four-foot side yard in lieu of the otherwise required five feet.
 - b. Floor Area Ratio. An allowance for a 2.95:1 FAR in lieu of the maximum 1.5:1 FAR otherwise permitted.
3. Approve a Site Plan Review for a project which results in an increase of 50 or more residential dwelling units.
4. Adopt the Findings.
5. Adopt the Mitigated Negative Declaration No. **ENV-2013-1740-MND** for the above-referenced project.
6. Adopt the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2013-1740-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, 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 with modifications.

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

Vote: 7 – 0

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| <p>5. <u>CPC-2014-3258-CU-SPR-ZV-ZAA</u>
 CEQA: ENV-2014-3259-MND
 Plan Area: Sun Valley-La Tuna Canyon</p> | <p>Council District: 6 – Martinez
 Expiration Date: 5-4-15
 Appeal Status: Appealable to City Council</p> |
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PUBLIC HEARING – Completed on February 17, 2015

Location: 11038, 11070, 11100 W. PEORIA STREET

Proposed Project:

Construction, use, and maintenance a film and television production studio facility a having total of 222,185 square feet of floor area, consisting of a Studio Production Building, a Warehouse Building, and an accessory gatehouse. The Studio Building will be approximately 110,040 square feet with a 3,465-square foot covered loading dock and a maximum building height of 74 feet, the Warehouse Building will be approximately 108,620 square feet with a maximum building height of 54 feet, and the gatehouse will be approximately 60 square feet, with a height of 20 feet. The overall floor area ratio (FAR) as proposed is approximately 0.57:1 over the site. A total of 320 vehicle parking spaces are proposed along with 21 short-term and 26 long-term bike parking spaces. The subject property consists of 9.98 acres (434,712 square feet), with approximately 623 linear feet of frontage on the south side of Peoria Street. Operational hours will be 24 hours a day, 7 days a week for the production activities and 8:00am to 5:00pm Monday through Friday for production support offices.

Requested Actions:

1. Pursuant to LAMC Section 12.24.1, a Land Use Determination to permit a film and television studio facility for a property designated by the Community Plan as Open Space, in the A Zone, and Section 12.24.F, incidental Determination for the following:
 - a. To permit a maximum building height of 54 feet for the proposed Warehouse Building in lieu of the maximum 30 feet permitted.
 - b. To permit a minimum front yard of 18 feet in the A1 Zone in lieu of the minimum 25 feet required.
 - c. To permit an accessory gatehouse to be located within 10 feet of the front property line with an overhead canopy structure extending to the front property line for a 0- foot setback, otherwise not permitted.
2. Pursuant to LAMC Section 12.27, a Variance from Section 12.21-A,7(g), to allow a monument sign of 48 square feet, two identification wall signs on the proposed Studio Building, each sign to be 40

square feet for a maximum wall sign area of 80 square feet, one identification wall sign on the proposed Warehouse Building of 40 square feet, and to allow four wall signs on the vehicular entry gates, each sign to be 20 square feet for a maximum sign area of 80 square feet, all for a total of 248 square feet, where otherwise one identification sign of 20 square feet is permitted per building.

3. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment from Section 12.22-C,20(f)(2) and (3), to permit a maximum wall height of 11 feet for the front wall, and a maximum wall height of 10 feet for the side and rear property line walls in lieu of the 6-foot walls permitted.
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project consisting of an increase of 50,000 gross square feet or more of non-residential floor area in an enterprise zone.
5. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consideration of Mitigated Negative Declaration (MND) for **ENV-2014-3259-MND**.
6. Pursuant to Section 21081.6 of the California Public Resources Code, adopt the Mitigation Monitoring Program for ENV-2014-3259-MND.

Applicant: Alton Butler, Line 204, LLC
Representative: Brad Rosenheim, Erika Iverson, Brad Rosenheim & Associates, Inc.

Recommended Actions:

1. Approve a Land Use Determination to permit a film and television studio facility for a property designated by the Community Plan as Open Space, in the A Zone, and Section 12.24.F, incidental determination for the following, with the Conditions of Approval:
 - a. A maximum building height of 54 feet for the proposed Warehouse Building in lieu of the maximum 30 feet permitted.
 - b. A minimum front yard of 18 feet in the A1 Zone in lieu of the minimum 25 feet required.
 - c. An accessory gatehouse to be located within 10 feet of the front property line with an overhead canopy structure extending to the front property line for a 0-foot setback, otherwise not permitted.
2. Deny the Variance from Section 12.21-A,7(g), to allow a monument sign of 48 square feet, two identification wall signs on the proposed Studio Building, each sign to be 40 square feet for a maximum wall sign area of 80 square feet, one identification wall sign on the proposed Warehouse Building of 40 square feet, and to allow four wall signs on the vehicular entry gates, each sign to be 20 square feet for a maximum sign area of 80 square feet, all for a total of 248 square feet, where otherwise one identification sign of 20 square feet is permitted per building.
3. Approve a Zoning Administrator's Adjustment from Section 12.22-C,20(f)(2) and (3), to permit a maximum wall height of 11 feet for the front wall, and a maximum wall height of 10 feet for the side and rear property line walls in lieu of the 6-foot walls permitted; with the Conditions of Approval.
4. Approve a Site Plan Review for a development project consisting of an increase of 50,000 gross square feet or more of non-residential floor area in an enterprise zone; with the Conditions of Approval.
5. Adopt Mitigated Negative Declaration No. **ENV-2014-3259-MND**.
6. Adopt the Mitigation Monitoring Program for Case No. ENV-2014-3259-MND.
7. Adopt the Findings.
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.

Staff: Frank Quon (818) 374-5036

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

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

Vote: 7 – 0

6. **CPC-2014-666-VCU-ZAA-SPR** Council District: 11 – Bonin
CEQA: ENV-2011-2689-EIR, SCH#2012011001 Expiration Date: 4-23-15 Extended
Plan Area: Brentwood, Pacific Palisades Appeal Status: Appealable to City Council

PUBLIC HEARING - Completed on December 8, 2014

Location: 11725 W. SUNSET BOULEVARD, 11728 W. CHAPARAL STREET,
141 N. BARRINGTON AVENUE

Proposed Project as Filed:

The Archer Forward: Campus Preservation and Improvement Plan (Project) is a six-year, multi-phase Project (North Wing – Phase 1 and Phase 2) that consists of improvements to the existing Archer campus totaling 75,930 square feet of net new floor area, including the replacement of the existing 30,071-square-foot North Wing of the Main Building with a 39,071 square-foot renovated North Wing, the development of an approximately 41,400 square-foot Multipurpose Facility, a 22,600 square-foot Performing Arts Center (seating 650), a 7,400-square-foot Visual Arts Center, and a 2,300-square-foot open-air Aquatics Center. Proposed building heights would range from 14 feet to 41 feet and 4 inches. The existing outdoor athletic fields would be improved and would include regulation-size soccer and softball fields. Parking would be provided in a new, approximately 96,000 square-foot underground parking structure located below the athletic fields and would accommodate approximately 212 cars. Parking will be expandable to 282 spaces with the use of an attendant. The two adjacent residential properties (11728 W. Chaparal Street and 141 N. Barrington Avenue, Los Angeles, CA 90049) currently owned by The Archer School, would be removed to accommodate the Project. A Temporary Classroom Village consisting of 15 temporary modular classroom structures with two rooms each (totaling 30 classrooms) and two ancillary restroom structures, approximately 14 feet in height, is proposed during the North Wing Phase. A haul route is also requested. No increase in the current enrollment cap of 518 total middle school and high school students is proposed. Construction phasing is proposed as follows: 1) North Wing Renovation; 2) Phase 1: Underground Parking Structure, Multipurpose Facility, and new regulation-sized soccer and softball fields; and 3) Phase 2: Performing Arts Center, Visual Arts Center, and Aquatics Center.

Refined Project:

Based on public comments received during circulation of the Draft EIR, the Project was refined in the Final EIR and subsequently with Errata No. 1 and Errata No. 2, and is presented below as the Project presented before the City Planning Commission:

The Archer Forward: Campus Preservation and Improvement Plan (Project) is a six- three-year, multi-phase Project (North Wing concurrent with Phase 1 and Phase 2) that consists of improvements to the existing Archer campus totaling 75,930 61,538 square feet of net new floor area, including the replacement of the existing 30,071 square-foot North Wing of the Main Building with a 39,071 30,400

square-foot renovated North Wing, the development of an approximately 41,400 ~~39,330~~ square-foot Multipurpose Facility, a 22,600 ~~19,025~~ square-foot Performing Arts Center (seating 650 395), a 7,400-square-foot Visual Arts Center, and a 2,300-square-foot Aquatics Center. Proposed building heights would range from 14 feet to 41 feet and 4 inches. The existing outdoor athletic fields would be improved and would include regulation-size soccer and softball fields. Parking would be provided in a new, approximately 96,000 ~~85,500~~ square-foot underground parking structure located below the athletic fields and would accommodate approximately 242 ~~185~~ cars. Parking will be expandable to 282 ~~251~~ spaces with the use of an attendant. The two adjacent residential properties (11728 W. Chaparal Street and 141 N. Barrington Avenue, Los Angeles, CA 90049) currently owned by The Archer School, would be removed to accommodate the Project. A Temporary Classroom Village consisting of 15 temporary modular classroom structures with two rooms each (totaling 30 classrooms) and two ancillary restroom structures, approximately 14 feet in height, is proposed during the North Wing Phase and concurrent Phase 1. A haul route is also requested. No increase in the current enrollment cap of 518 total middle school and high school students is proposed. Construction phasing is proposed as follows: 1) North Wing Renovation; concurrent with 2) Phase 1: Underground Parking Structure, Multipurpose Facility, and new regulation-sized soccer and softball fields; and 2) Phase 2: Performing Arts Center, and Visual Arts Center, and Enclosed Aquatics Center.

A 10,473-square-foot portion of 141 N. Barrington Ave. (the Barrington Parcel), herein referred to as the Campus Portion of the Barrington Parcel, would be used as the location of the proposed Visual Arts Center. In addition, through a possible ministerial lot line adjustment that may be considered later, the Project proposes to extend the eastern lot line of 11728 W. Chaparal St. (the Chaparal Parcel) in a southerly direction such that it intersects the existing southern lot line of the Barrington Parcel to combine the Chaparal Parcel and the Campus Portion of the Barrington Parcel. The remaining approximately 15,574-square-foot Residential Portion of the Barrington Parcel would be maintained for residential use. As described in the Draft EIR and Final EIR, the existing residence on the Barrington Parcel would continue to be removed to accommodate the Project.

Requested Actions:

1. Pursuant to Section 21082.1 (c)(3) of the California Public Resources Code, consideration of an Environmental Impact Report (EIR) (**ENV-2011-2689-EIR**) for the above-referenced Project. Adoption of the proposed Mitigation Monitoring Program and the required Findings for the adoption of the EIR. Adoption of a Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may remain.
2. Pursuant to Section 12.24 T of the Municipal Code, a Vesting Conditional Use Permit for an independent school for girls in the R3 and RE zones.
3. Pursuant to Section 12.24 F of the Municipal Code, a determination to permit the following height and area modifications:
 - a. A height of 41 feet 4 inches, with a roof slope of 25 percent, for the North Wing Renovation, in lieu of the maximum height limit of 36 feet otherwise permitted by Sec. 12.21.1 of the LAMC.
 - b. A height of 36 feet plus 10 feet (a total of 46 feet) for the Multipurpose Facility, including the sunken North Garden, in lieu of the height limit of 30 feet otherwise be permitted by Sec. 12.21.1 of the LAMC.
 - c. A zero side yard setback from the northern property line for the lot currently located at 141 North Barrington Avenue to accommodate an enclosed Aquatics Center, in lieu of the minimum 20-foot side yard otherwise required by Section 12.21.C.3b of the LAMC.
 - d. For projections and encroachments into yards for soccer goals, sports netting, bleachers, and additional minor projections on the Project Site, in lieu of the area requirements pursuant to Sections 12.10C and 12.21C.3b of the LAMC.
4. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review for a project which results in an increase of 50,000 gross square feet of non-residential floor area.
5. Pursuant to Section 12.28 of the Municipal Code, a Zoning Administrator's Adjustment to modify the following height regulations for fences, gates, and walls:

- a. For up to eight feet in height within the required front yards along Chaparal Street and Barrington Avenue, in lieu of the three and a half feet otherwise permitted in the front yard.
- b. For up to eight feet in height within the side and rear yards along Chaparal Street, the side yard along Sunset Boulevard, and the side yard along Barrington Avenue, in lieu of the six feet otherwise permitted in the side and rear yards.

Applicant: Elizabeth English, Archer School for Girls, Inc.
Representative: Beth Gordie, Cindy Starrett, Latham & Watkins, LLP

Recommended Actions:

1. Certify the City Planning Commission has reviewed and considered the information contained in the Draft and Final Environmental Impact Report, and Errata No. 1 and Errata No. 2, comprising ENV-2011-2689-EIR, (State Clearinghouse No. 2012011001); and adopt the accompanying Mitigation Monitoring Program and the related Environmental Findings and Statement of Overriding Considerations as the environmental clearance for the proposed project.
2. Approve a Vesting Conditional Use to permit the continued use, operation and maintenance of an educational institution in the R3-1 and RE11-1 zones to permit the implementation of the Archer Forward: Campus Preservation and Improvement Plan, subject to the Conditions of Approval. Pursuant to LAMC Section 12.24 F (Conditional Use Conditions of Approval), the height and area regulations required by other provisions of the LAMC governing shall not apply to this Conditional Use approval, and this grant shall permit the project as proposed and refined subject to the Conditions of Approval.
This grant shall supersede and replace the previous Conditional Use Permit and Plan Approvals for the Archer School, ZA-1998-158-CUZ-ZV, ZA-1998-158-CUZ-ZV(PA1), ZA-1998-158-CUZ-ZV(PA2) ZA-1998-158-CUZ-ZV(PA3), ZA-1998-158-CUZ-ZV (PA4) and CF 98-2181.
3. Approve Determinations pursuant to LAMC Section 12.24 F. Conditions of Approval, to permit the following height and area modifications:
 - a. A height of 41 feet, 4 inches, with a roof slope of 25 percent, for the North Wing Renovation, in lieu of the maximum height limit of 36 feet otherwise permitted by Section 12.21.1 of the LAMC.
 - b. A height of 36 feet, plus 10 feet to include the sunken North Garden (a total of 46 feet), with a roof slope of less than 25 percent, for the Multipurpose Facility in lieu of the height limit of 30 feet otherwise permitted by Section 12.21. of the LAMC.
 - c. For projects and encroachments into yards for soccer goals, sports netting, bleachers, and additional minor projects on the Project Site.
4. Disapprove a Determination without prejudice, as the Project no longer proposes the Aquatics Center; pursuant to LAMC Section 12.24 F. Conditions of Approval, to permit the following area modification:
 - a. A zero side yard setback from the northerly property line for the lot currently located at 141 North Barrington Avenue to accommodate an enclosed Aquatics Center, in lieu of the minimum 20-foot side yard otherwise required by Section 12.21.C.3b of the LAMC.
5. Approve Adjustments pursuant to LAMC Section 12.28, to modify the following height regulations for fences, gates, and walls:
 - a. For up to eight feet in height within the required front yards along Chaparal Street and Barrington Avenue in lieu of the three and a half feet otherwise permitted in the front yard.
 - b. For up to eight feet in height within the side and rear yards along Chaparal Street, the side yard along Sunset Boulevard, and the side yard along Barrington Avenue, in lieu of the six feet otherwise permitted in the side and rear yards.
6. 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.
7. Adopt the Findings.
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.

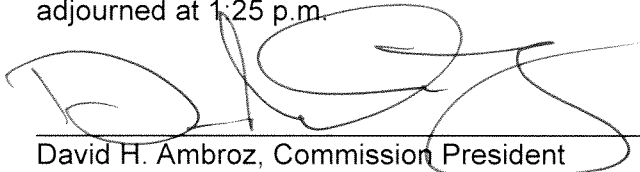
Staff: Elva Nuno O'Donnell, (818) 374-5066

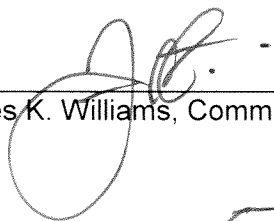
Motion: To approve the project as recommended by staff with modifications and technical corrections.

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

Vote: 7 – 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 1:25 p.m.



David H. Ambroz, Commission President

James K. Williams, Commission Executive Assistant II

Adopted: 5/28/14