

**LOS ANGELES CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 25, 2015, after 8:30 a.m.
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

David H. Ambroz, President
Renee Dake Wilson, AIA, Vice President
Robert L. Ahn, Commissioner
Caroline Choe, Commissioner
Richard Katz, Commissioner
John W. Mack, Commissioner
Samantha Millman, 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 Nos. 5.

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.

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. 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: Resilience by Design Program – Ashley Atkinson, Mayor's Office
 - 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 – June 11, 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-2014-616-VCU-ZAA](#) Council District: 3 – Blumenfeld
CEQA: ENV-2014-615-MND Expiration Date: 7-14-15
Plan Area: Reseda-West Van Nuys Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on May 18, 2015

REQUEST FOR CONTINUANCE IN LETTER DATED JUNE 11, 2015

Location: 19323 W. LANARK STREET, 8101 N. TAMPA AVENUE

Proposed Project:

The demolition of an existing single-family residence and several accessory structures on a 65,008 square-foot lot to be replaced with the construction, use, and maintenance of a Chinese Language Academy private school with a maximum enrollment of 180 students. The school will consist of 12 classrooms (totaling 7,392 square feet), a multi-purpose room (1,600 square feet), administrative offices (1,960 square feet), two (2) tennis courts, a golf putting green, a handball court, and a ½ basketball court. The school will provide on-site parking for 20 vehicles. The proposed hours of operation of the school will be 9:00 a.m. to 9:00 p.m., Monday through Friday; 8:00 a.m. to 5:00 p.m., Saturdays; and 10 a.m. to 4 p.m., Sundays. An existing telecommunication facility with a 52-foot high, mono-pine cellphone tower is proposed to remain.

Applicant: Wentar Kuo, Valley Chinese Language Academy
Representative: Lee Ambers, California Property Consultants

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adoption of a proposed Mitigated Negative Declaration No. **ENV-2014-615-MND** as the CEQA clearance document for the project.
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-T, a Vesting Conditional Use for the construction, use and maintenance of a private school in the RA Zone.
3. Pursuant to LAMC Section 12.28-A, a Zoning Administrator's Adjustment to permit:
 - a. A reduced 4-foot front yard setback in lieu of the required 25-foot front yard along Aura Avenue for a portion of the parking lot and a portion of the most westerly tennis court, including a 12-foot high perimeter fence and four (4) 20-foot high light fixtures.
 - b. The placement of a 6-foot high, 22-foot long, illuminated business identification sign (132 square feet in area) and an irregular-shaped golf putting green at the property line within the required 25-foot building line setback established by Ord. No. 105,340 along Tampa Avenue.
 - c. A zero (0)-foot side yard setback in lieu of the required 10-foot side yard along the northern property line for portions of the two (2) tennis courts, including a 12-foot high perimeter fence and three (3) 20-foot high light fixtures.

Recommended Actions:

1. Receive and File the Mitigated Negative Declaration for the proposed project under case number **ENV-2014-615-MND**.
2. Disapprove the requested Vesting Conditional Use, pursuant to LAMC Section 12.24-T, for the construction, use and maintenance of a private school in the RA Zone.
3. Disapprove the requested Zoning Administrator Adjustments, pursuant to LAMC Section 12.28-A, to permit:
 - a. A reduced 4-foot front yard setback in lieu of the required 25-foot front yard along Aura Avenue for a portion of the parking lot and a portion of the most westerly tennis court, including a 12-foot high perimeter fence and four (4) 20-foot high light fixtures.
 - b. The placement of a 6-foot high, 22-foot long, illuminated business identification sign (132 square feet in area) and an irregular-shaped golf putting green at the property line within the required 25-foot building line setback established by Ord. No. 105,340 along Tampa Avenue.

- c. A zero (0)-foot side yard setback in lieu of the required 10-foot side yard along the northern property line for portions of the two (2) tennis courts, including a 12-foot high perimeter fence and three (3) 20-foot high light fixtures.
4. Adopt the Findings supporting the recommended disapprovals of both the Vesting Conditional Use and the Zoning Administrator's Adjustments.

Staff: Thomas Glick, (818) 374-5062

5. [CPC-2014-437-SP](#) Council District: 11 – Bonin
CEQA: SCH#2012041003 Expiration Date: N/A
Plan Area: Los Angeles Int'l Airport Appeal Status: N/A

LIMITED PUBLIC HEARING

One other public hearing was completed on March 26, 2015

Location: 6400 – 7901 W. WESTCHESTER PARKWAY, 9201 S. SEPULVEDA BLVD, 9320 S. LINCOLN BLVD (LAX NORTHSIDE SUB-AREA, GENERALLY BOUNDED BY SEPULVEDA WESTWAY AND SEPULVEDA BOULEVARD TO THE EAST, THE (LAX) AIRPORT TO THE SOUTH, PERSHING DRIVE TO THE WEST, AND GENERALLY 91ST STREET, MANCHESTER AVENUE, AND 88TH STREET TO THE NORTH)

Proposed Project:

Establishment of new development regulations for the LAX Northside Sub-Area of the LAX Specific Plan that would reduce the amount of development allowed on the approximately 340 acre project site to a maximum of 2,320,000 square feet of new development for office, retail, research and development, community and civic uses, airport support, recreation and open space and buffer uses. The new regulations include design guidelines and standards for all building heights, massing and setbacks, as well as permitted densities and land use and vehicle trips.

Requested Actions:

1. Pursuant to Section 11.5.7G of the Municipal Code, amend the LAX Specific Plan, as shown in the proposed LAX Specific Plan Amendments.
2. Consideration of the Environmental Impact Report (EIR), and Errata (State Clearinghouse No. **2012041003**), in its determination of the proposed project and recommend that the City Council certify that it has reviewed and considered the information contained in the EIR and Errata and affirm that the EIR prepared for the Los Angeles International Airport (LAX) Northside Plan Update was certified by the Board of Airport Commissioners on March 12, 2015 and that the EIR was prepared in compliance with the California Environmental Quality Act and reflects the independent judgment of the lead agency and adopt the EIR for use in reviewing and approving the project.

Applicant: Los Angeles World Airports
Representative: Lisa Trifiletti

Recommended Actions:

1. Find that the City Planning Commission has reviewed and considered the Environmental Impact Report (EIR), and Errata (State Clearinghouse No. **2012041003**), in its determination of the proposed project and recommend that the City Council certify that it has reviewed and considered the information contained in the EIR and Errata and affirm that the EIR prepared for the Los Angeles International Airport (LAX) Northside Plan Update was certified by the Board of Airport Commissioners on March 12, 2015 and that the EIR was prepared in compliance with the California Environmental Quality Act and reflects the independent judgment of the lead agency and adopt the EIR for use in reviewing and approving the project.

2. Recommend that the City Council CONCUR with the Board of Airport Commissioners' action of March 12, 2015, affirm the adoption and certification of the Los Angeles International Airport (LAX) Northside Plan Update EIR by the Board, including the EIR Errata and Los Angeles World Airports' Response to Comments submitted to the Board and certify that a) the EIR has been completed in compliance with CEQA, b) the EIR was presented to the City Council and the City Council reviewed and considered the information contained in the EIR prior to approving the Project, c) the EIR reflects the lead agency's independent judgment and analysis, and adopt the a) Environmental Findings b) the Project Design Features, Commitments, and Mitigation, Monitoring and Reporting Program, and c). Statement of Overriding Considerations. Pursuant to State CEQA Guidelines Section 15091(e), the location and custodian of documents and materials related to the EIR (State Clearinghouse No. 2012041003) is the Los Angeles World Airports, Capital Programming and Planning Division, One World Way, Suite 218B, Los Angeles, CA 90045.
3. Recommend that the City Council approve the amendments to the LAX Specific Plan.

Staff: Luciralia Ibarra, (213) 978-1378

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

**City Hall
200 N. SPRING STREET ROOM 350
PUBLIC WORKS BOARD ROOM, 3RD FLOOR
LOS ANGELES, CA 90012**

An Equal Employment Opportunity/Affirmative Action Employer

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.