

**LOS ANGELES CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, OCTOBER 22, 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. 4, 5, 6 and 7.

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:
 - 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 – October 10, 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. [DIR-2014-4659-DB-1A](#)
CEQA: ENV-2014-4660-MND
Plan Area: Wilshire

Council District: 5 – Koretz
Expiration Date: 10-22-15
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 124 S. CROFT AVENUE

Proposed Project:

Density Bonus Compliance for the following two (2) incentives for a project totaling 13 dwelling units, reserving at least 11% or one (1) dwelling unit, of the nine (9) total “base” dwelling units permitted on the site for Very Low Income households for a period of 55 years:

- a. Floor Area Ratio. A 13% increase in Floor Area Ratio (FAR) to allow a maximum FAR of 3.4:1 in lieu of the 3:1.
- b. Height. A 25% increase (11 feet) in the building height allowing 56 feet in lieu of 45 feet.

Applicant: Yonatan Rabin, 124 S. Croft Ave, LLC

Appellant #1: Ilya Shushelovsky

Appellant #2: Yuval Kremer

Requested Actions:

Two appeals of the Director of Planning’s approval of two on-menu Density Bonus Affordable Housing Incentives pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25. Consideration of Mitigated Negative Declaration No. **ENV-2014-4660-MND**.

Recommended Actions:

1. Deny the appeals.
2. Sustain the Determination of the Director of Planning approving two on-menu Density Bonus Affordable Housing Incentives to allow the construction of 13 residential dwelling units.
3. Adopt the Mitigated Negative Declaration No. **ENV-2014-4660-MND**, and corresponding Mitigation Monitoring Program (MMP), as the project’s environmental clearance pursuant to the California Environmental Quality Act (CEQA) and Section 21082.1(c)(3) of the California Public Resources Code.

Staff: Debbie Lawrence, (213) 978-1163

5. [CPC-2015-1563-CU-SPR-ZAA](#)
CEQA: ENV-2015-1564-MND
Plan Area: Sun Valley-La Tuna Canyon

Council District: 6 – Martinez
Expiration Date: 11-28-15
Appeal Status: Appealable to City Council

LIMITED PUBLIC HEARING

Location: 11933 - 11941 W. ALLEGHENY STREET

Proposed Project:

The construction, use, and maintenance of a new two-story approximately 65,900 square-foot building for a new public charter middle and high school serving a maximum of 1,050 students (450 middle school students and 600 high school students) with regular operating hours from 7:30 a.m. to 3:30 p.m., daily. The project will have 101 on-site parking spaces within a subterranean garage and 17 short term

surface parking spaces along the pick-up/drop-off area. Pick-up and drop-off will occur within a designated area having access from Allegheny Street. The subject site is predominately vacant but includes two single-family homes that will be demolished as part of the project. The majority of the site is zoned RA-1 with a small 16-foot access easement from San Fernando Road to the project site zoned [Q]C2-1. This easement will not be developed as part of the project.

Applicant: Alliance College-Ready Public Schools
Representative: Michael S. Woodward Company

Requested Actions:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-U,24, a Conditional Use to permit a public charter middle and high school with a maximum of 1,050 students in the RA-1 Zone.
2. Pursuant to LAMC Section 12.24-F, determination for the following:
 - a. A reduced rear yard setback of six (6) feet in lieu of the otherwise required 25 feet per LAMC Section 12.07-C.3.
 - b. Reduced side yards of six (6) feet in lieu of the otherwise required 10 feet along the eastern and western property lines as required per LAMC Section 12.07-C.2.
 - c. Relief from LAMC Section 12.21-C.1(g) to not maintain a front yard for the purpose of providing 17 of the required parking spaces along the southerly property line.
3. Pursuant to LAMC Section 12.24-X.7, a Zoning Administrator's Adjustment to allow an over-in-height fence up to eight (8) feet in height in the required front yard of an RA-1 zoned lot.
4. Pursuant to LAMC Section 16.05-E, a Site Plan Review for a change of use other than a drive through or fast food restaurant that results in a net increase of 1,000 or more daily vehicular trips.
5. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adoption of the Mitigated Negative Declaration No. **ENV-2015-1564-MND**.
6. Pursuant to Section 21081.6 of the California Public Resources Code, adopt the Mitigation Monitoring Program (MMP) for the above referenced project.

Recommended Actions:

1. Approve the Conditional Use to permit an educational use in the RA-1 Zone.
2. Approve the Determination to permit:
 - a. A reduced rear yard setback of six (6) feet in lieu of the otherwise required 25 feet per LAMC Section 12.07-C.3.
 - b. Reduced side yards of six (6) feet in lieu of the otherwise required 10 feet along the eastern and western property lines as required per LAMC Section 12.07-C.2.
 - c. A front yard for the purpose of providing 17 of the required parking spaces along the southerly property line.
3. Deny the request for an over-in-height fence of up to eight feet in height within the required front yard.
4. Approve a Site Plan Review for a project that results in a net increase of 1,000 or more daily vehicular trips.
5. Adopt the Mitigated Negative Declaration No. **ENV-2015-1564-MND** for the above referenced project and the associated mitigation monitoring conditions.
6. Adopt a Mitigation Monitoring Program for ENV-2015-1564-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

6. [CPC-1998-184-ZC-GPA-MPR](#)
CEQA: SEIR 91-0377-ZC-GPA
Plan Area: Granada Hills-Knollwood

Council District: 12 – Englander
Expiration Date: 10-30-15
Appeal Status: Not Appealable

PUBLIC HEARING

Location: 14747 N. SAN FERNANDO ROAD

Proposed Project:
Phase III Review of the Sunshine Canyon Landfill.

Applicant: Republic Services

Requested Actions:
Pursuant to [Q] Condition No. B.3 of Ordinance No. 172,933, the City Planning Commission will consider the Director's review of items "aa" through "ff" under said condition (Phase III Review). The Phase III Review includes consideration of operational history, condition compliance, mitigation compliance, additional corrective measures as deemed necessary, and evidence of completion of approved Closure Plans as determined by the Local Enforcement Agency.

Recommended Actions:
Find that the Director's Phase III Review satisfies the requirements under Ordinance No. 172,933, Condition [Q]B.3 and that no corrective measures are necessary due to the fact that such measures are being implemented through the Technical Advisory Committee, Board of Directors - Local Enforcement Agency, and through various other enforcement agencies identified in the Mitigation Monitoring and Reporting Program.

Staff: Nicholas Hendricks, (818) 321-3994

7. [CPC-2015-3059-CA](#)
CEQA: ENV-2009-9-CE
Plan Areas: All

Council Districts: All
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING – Continued from the September 24, 2015 meeting

Location: CITYWIDE

Proposed Project:
Continuation from September 24, 2015, discussion and action on proposed changes to the citywide sign regulations, including changes set forth in Version B and Version A, and any additional modifications to such drafts and reactivation of delegation of authority to the Director to act on behalf of the City Planning Commission on the related Council File numbers.

Applicant: City of Los Angeles

Recommended Actions:

1. Determine whether to approve or disapprove Version B of the sign ordinance.
2. Determine whether any provisions of Version B should be modified or added.
3. Direct staff to draft a supplemental ordinance incorporating the four items (Version A) added by the Planning and Land Use Management Committee on June 30, 2015 that were not previously vetted by the City Planning Commission.

4. Direct staff to draft an ordinance allowing digital or non-digital off-site signs outside of sign districts.
5. Redesignate the authority to the Director to act on behalf of the City Planning Commission on the related Council File numbers.
6. Approve Categorical Exemption No. **ENV-2009-9-CE**.

Staff: Thomas Rothmann, (213) 978-1891

The next scheduled regular meeting of the City Planning Commission
will be held on **Thursday, November 12, 2015** at:

**City Hall
200 N. SPRING STREET ROOM 350
PUBLIC WORKS BOARD ROOM, 3RD 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.