

GENERAL INFORMATION ABOUT THE CONTENTS OF THIS FILE

This file contains correspondence and documents submitted to the Commission which is in compliance with the Commission Rules and Operating Procedures, Rule 4.3. Compliance means that the deadline, delivery method (hard copy and/or electronic) AND the number of copies, when applicable, has been met. This file is divided into three sections and each section has been bookmarked** by the case numbers if additional documents were submitted for specific cases on the agenda.

- **“Initial Submissions”**: Submissions received no later than by end of day Monday of the week prior to the meeting (unlimited).
- **“Secondary Submissions”**: Submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting (for the Central, Harbor and South Los Angeles Area Planning Commissions, the deadline is 3:00 p.m. Thursday prior to the Commission meeting). Maximum 10-pages including exhibits.
- **“Day of Hearing Submissions”**: Submissions after the Secondary Submission deadline up to and including the day of the Commission meeting. This section also includes material received at the meeting.

Material which does not comply with the submittal rules is not distributed to the Commission. The Commission Rules and Operating Procedures can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

Please note that all complying Initial Submissions **have been transmitted to the Commission,** either integrated with the Staff Report or along side it.

If the material was submitted to the project planner prior to the Monday deadline, it was made part of the staff report which can be accessed in the agenda by clicking on the specific item (correspondence is typically included at the end of the staff report). All other compliant material is included in this file.

Day of Hearing Submissions will be posted after the meeting and will be included at the end of this file.

**If you are using Explorer, you need will need to enable the Acrobat  toolbar to see the bookmarks on the left side of the screen.

If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.

DAY OF HEARING SUBMISSIONS

DIR-2016-912-BSA-1A

11047 N. De Soto Avenue, Chatsworth

Appellant: Jeannie Plumb/Representative Philip Hess

Property Owner: Sierra Canyon School Foundation

North Valley Area Planning
Commission

May 17, 2018

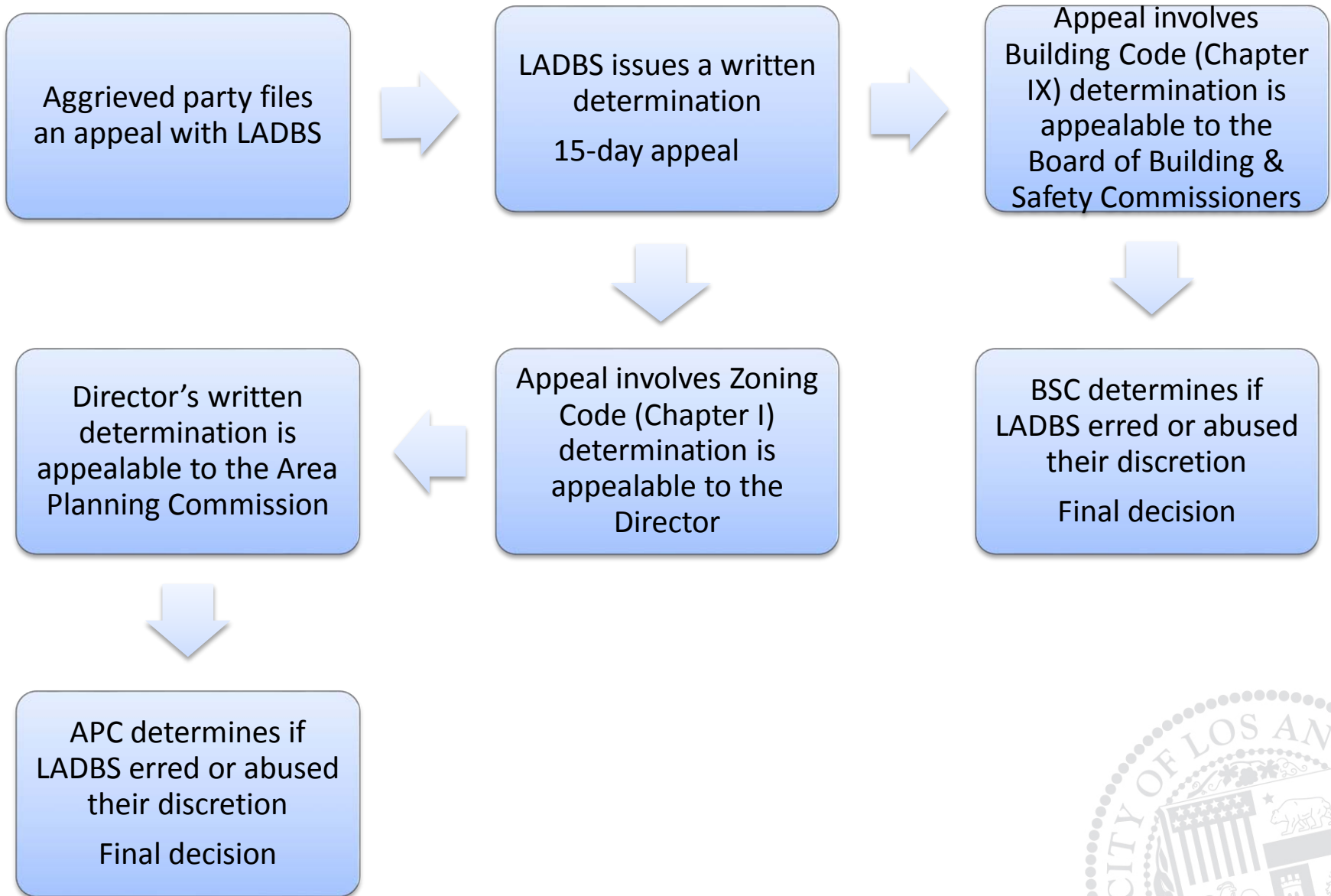


LAMC SECTION 12.26K.1

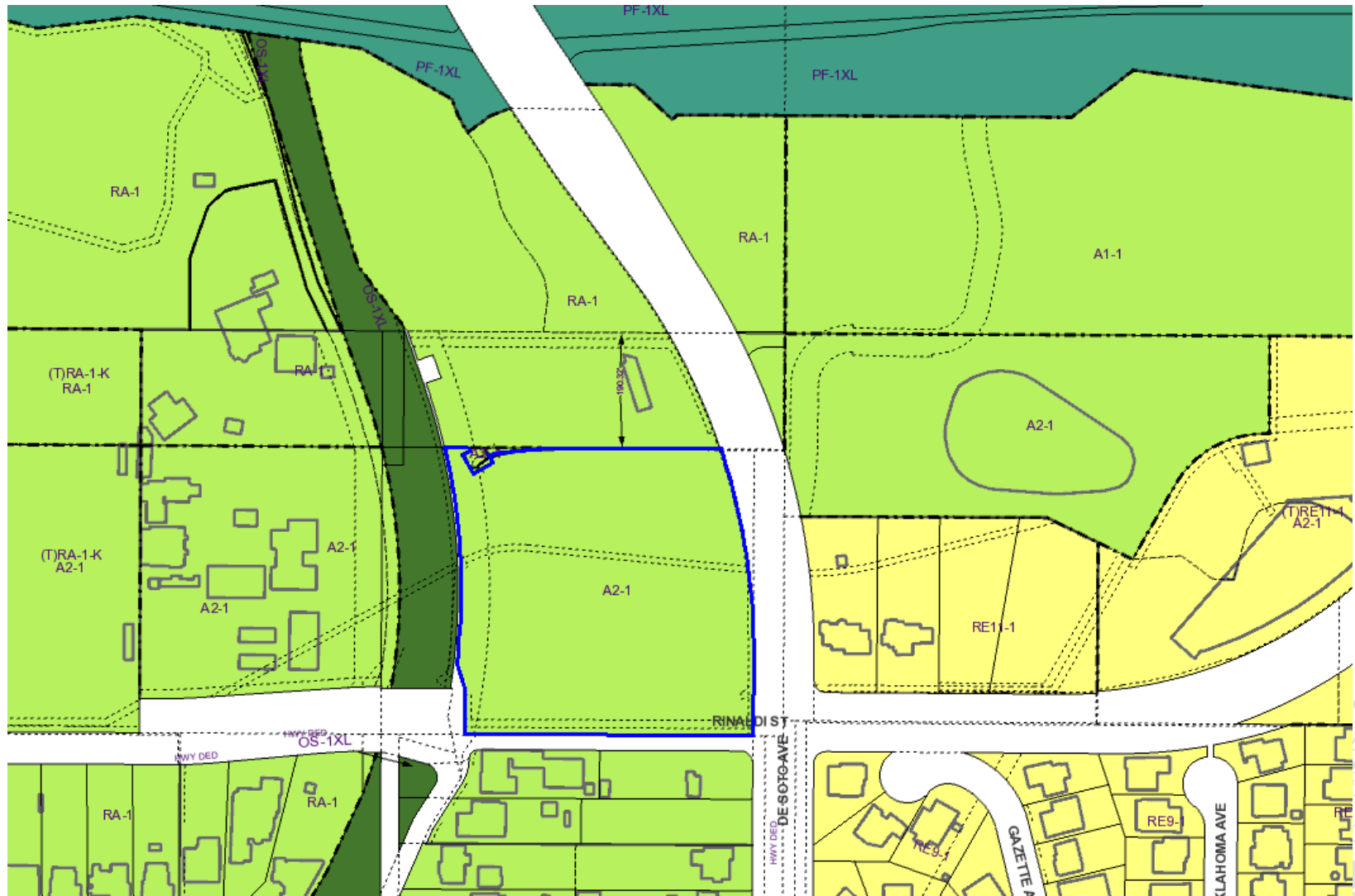
The Director of Planning shall have the power and duty to investigate and make a decision upon appeals from determinations of the Department of Building and Safety where it is alleged there is error or abuse of discretion in any *order, interpretation, requirement, determination or action made by the Department of Building and Safety in the enforcement or administration of Chapter I of this Code* and other land use ordinances in site-specific cases...



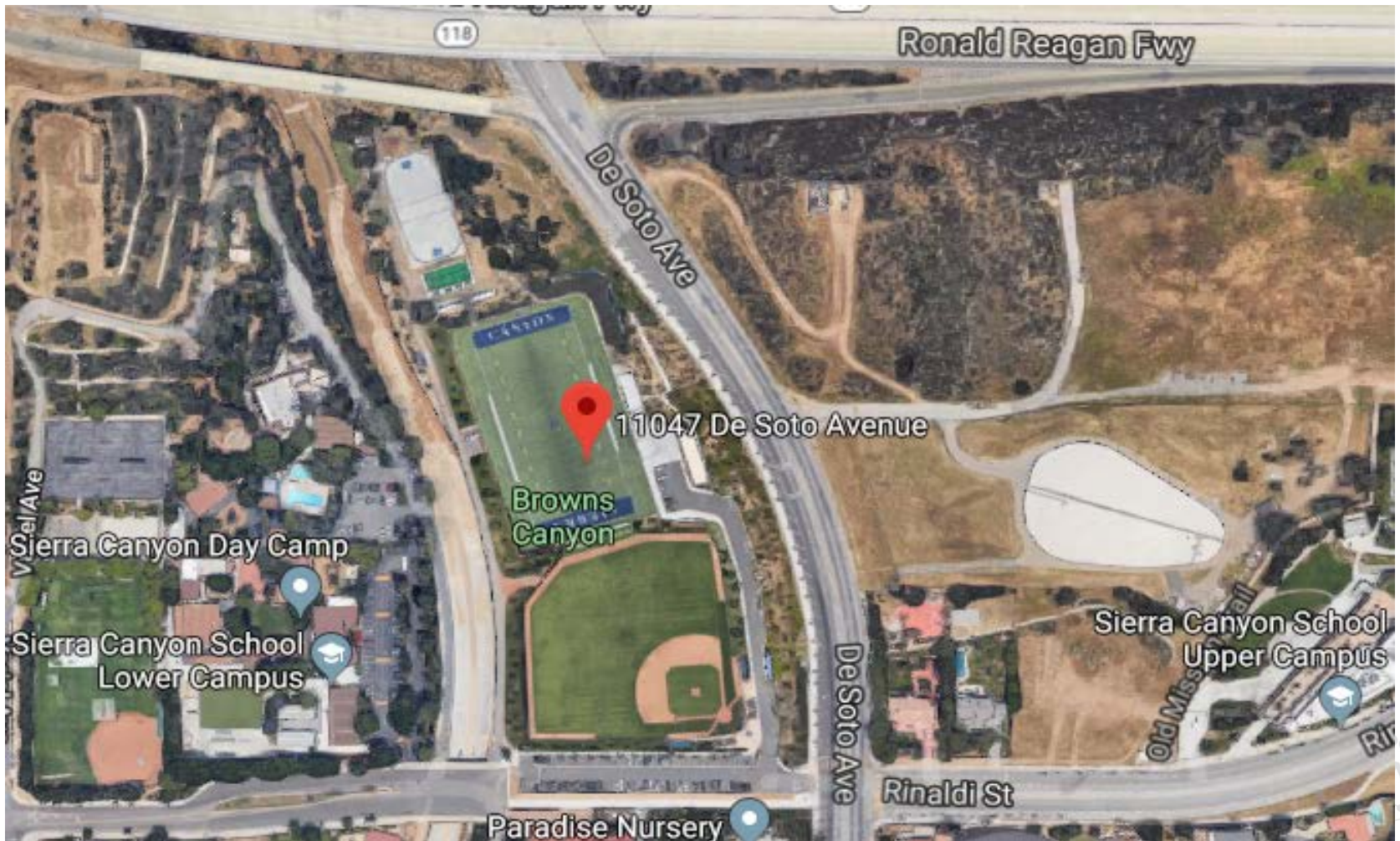
OVERVIEW OF LADBS APPEAL PROCESS



ZONING



SIERRA CANYON SCHOOL ATHLETIC FIELDS



APPEAL

Pursuant to LAMC Section 12.26K - an appeal of the Director of Planning's determination to deny an appeal of the determination by the Department of Building and Safety that it did not error or abuse its discretion in allowing the construction of a two-foot wide, concrete drainage swale within a required, 12-foot wide, public equestrian trail along the southern boundary of the site, pursuant to Condition No. A.1.i of City Planning Case CPC-2008-3537-CU.



EQUESTRIAN TRAIL & SIDEWALK



SCS Parking Lot/Equestrian Trail/Sidewalk



CPC-2008-3537-CU

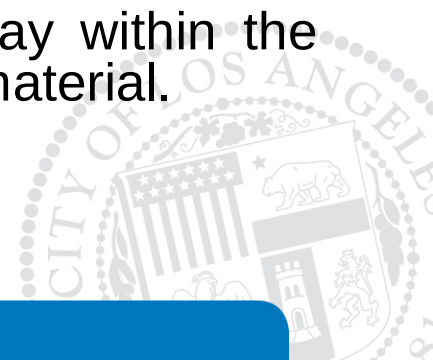
On April 13, 2009 the City Planning Commission (CPC) approved the CUP authorizing the construction and use of two multi-purpose athletic fields, seating, and accessory structures to be constructed in three phases. The CUP was approved subject to numerous conditions and mitigation measures, including two plan approvals applications to review compliance with conditions.



CONDITION NO. A.1.i

A.1.i Equestrian Trail - Adjacent to Rinaldi Street/South Border.

Prior to the issuance for the use of land permit or temporary use of land permit for the Phase Two of the project, the applicant shall to the complete satisfaction of the City of Los Angeles improve the existing backbone trail extending from the equestrian crossing on Rinaldi Street to the west along the southern edge of the project site, then turning north along the western edge to a crossing on the existing bridge and connecting with the existing trail in front of Sierra Canyon Elementary School. *The trail shall be a minimum width of 12 feet and shall provide a landscaped visual barrier between the trail and the proposed parking lot to the north to prevent horses from being visually distracted by the buses and cars.* The existing equestrian crosswalk, crossing DeSoto Avenue from the east shall be located on the north side of the new driveway serving the 90 space parking lot. An equestrian crossing cycle with a push button for the traffic signal shall be provided to allow safe access across the driveway. The surface of the driveway within the equestrian crossing will be of a non-slip, equestrian safe material.



APPEAL TO LADBS

NO. 1: Order the owner to comply with condition A.1.i of the CUP by removing the two foot concrete swale incorporated into the 12 foot wide equestrian trail.

LADBS RESPONSE: Item A.1.i requires the Equestrian Trail to be a minimum of 12 feet. The finished construction of the Equestrian Trail provides a full 12 foot clear and unobstructed space. Two feet of the required 12 foot width consists of a slightly sloped concrete area designed for drainage. This two feet of concrete runs the entire length of the segment of the trail as described in section A.1.i.

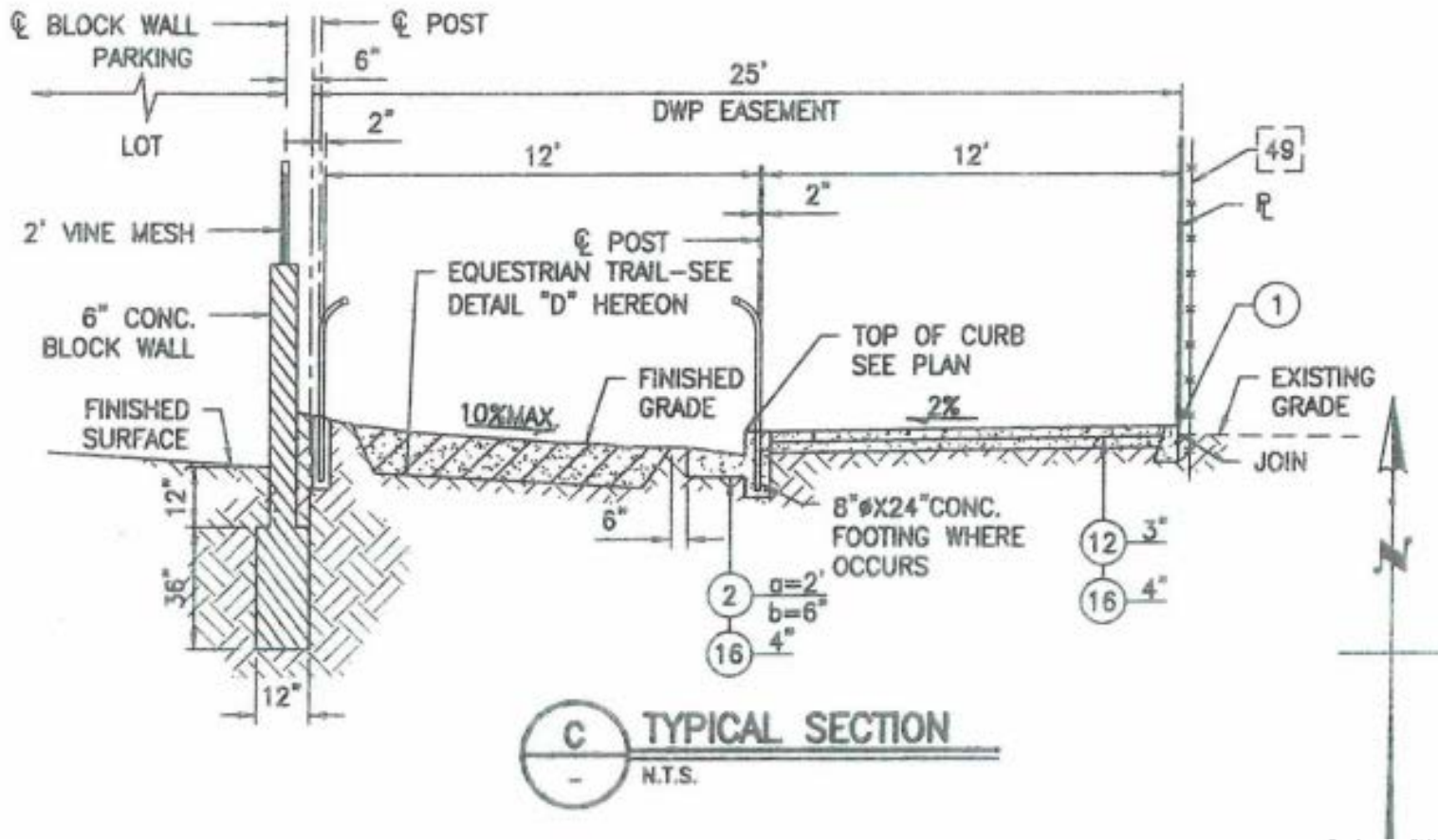
LADBS has no authority or jurisdiction as to plan approval, inspection or permitting within the public way. Upon a request for final approval, or Certificate of Occupancy on projects that include improvements within the public way, LADBS staff requests verification of compliance from the Bureau of Engineering. In this case, verifications were requested and received for both Phase 1 and Phase 2.

NO. 2: The equestrian trail is “hazardous and unusable by horses or equestrians” as constructed.

LADBS RESPONSE: LADBS site inspection and review of the approved plans revealed no deviations as constructed. The equestrian trail was constructed per the approved plans as permitted. LADBS staff are not equipped, nor have the expertise to determine if, as constructed, the trail presents a hazard to horses or equestrians.

CONCLUSION: LADBS finds no deviation in the construction of the equestrian trail as designed, inspected and approved by Bureau of Engineering, Public Works.

Equestrian Trail Plan - Detail C Section (Sheet 5 of 9)



CPC-2008-3537-CU-PA1

6/10/14 - DCP determined that the Phase I requirements of the CUP was substantially complied with except for Conditions: A.1.i; B.46, & B.58.a. DCP imposed 3 corrective conditions.

Condition No. 1a: Dedicate and improve an additional 12-foot strip of land along the southerly property line for public sidewalk purposes, immediately north of the existing 12-foot strip of land dedicated to the City for equestrian trail purposes. **After dedication, the equestrian trail and public sidewalk positions shall be reversed, with the 12-foot public sidewalk located southerly of the equestrian trail....After the re-dedication of the sidewalk and equestrian trail, the applicant shall improve both dedicated areas to the satisfaction of the City** of Los Angeles, including the installation of an additional horse crossing button at the south side of the athletic field parking lot driveway, if approved by LADOT. **The improvements shall be in substantial conformance with Exhibit E-13...**

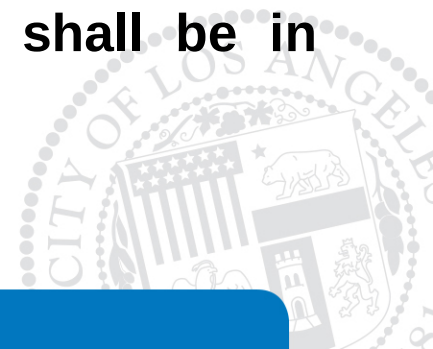
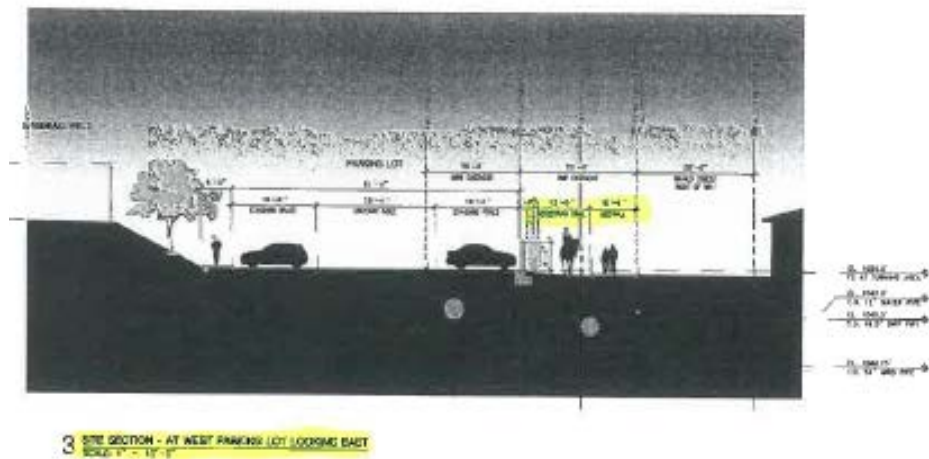
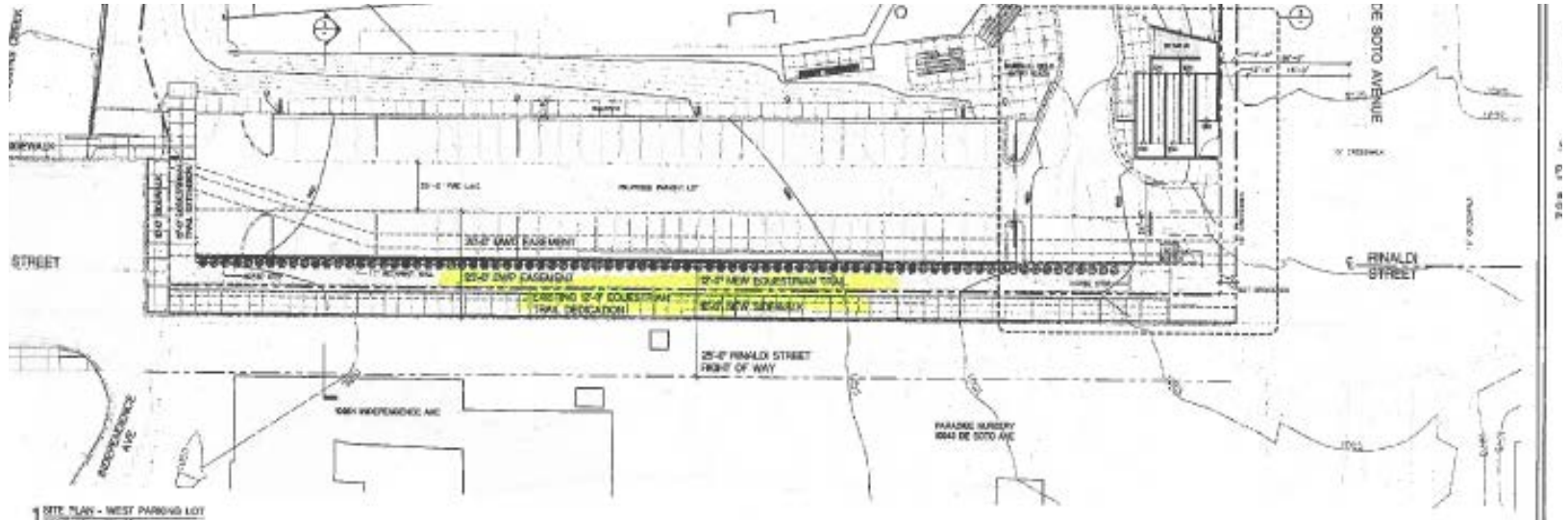


Exhibit E-13 (9/12/12)



CPC-2008-3537-CU-PA2

April 6, 2016 - DCP determined that the Phase II CUP requirements for the athletic fields have been substantially complied with except for Condition A.1.h. SCS was required to file for a shared parking entitlement.

Ms. Plumb attended the hearing for the Phase II Condition Compliance Review but did not object to the construction of the 2-foot concrete swale within the equestrian trail. The school was found to be in compliance with Condition No. A1.i.

The determination letter states “The City of Los Angeles has accepted the equestrian trail dedication by Sierra Canyon and the improvements along the southern edge are complete.”



RECOMMENDED ACTION

- Deny the Appeal – LADBS does not have authority to require Sierra Canyon School to remove the 2-foot concrete swale which was installed pursuant to a B-Permit that was approved by the Department of Public Works
- Sustain the Director's Determination that LADBS did not err or abuse their discretion in their enforcement of Condition No. A.1.i
- Adopt the Director's Findings





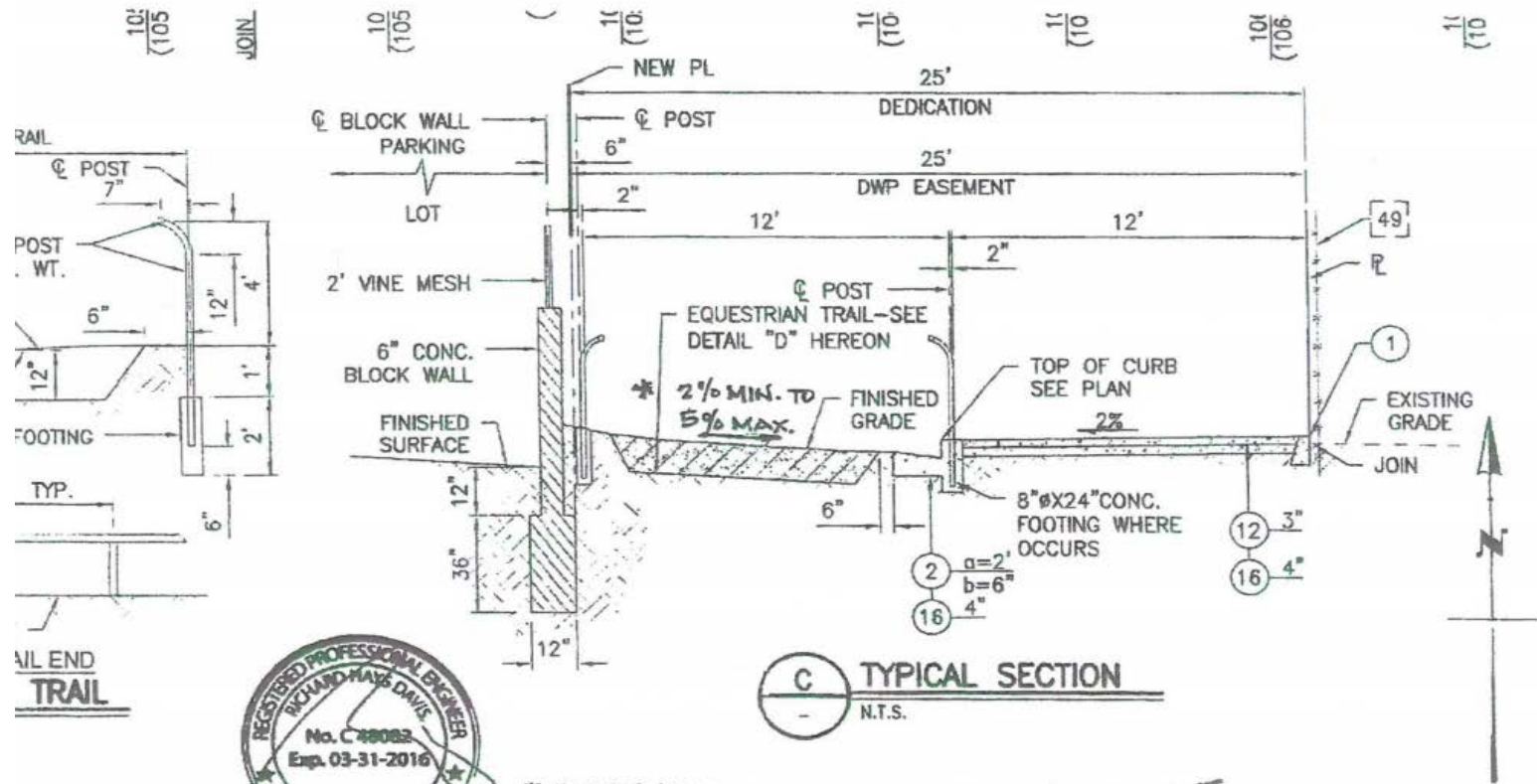


EXHIBIT 1

* HORSE TRAIL CROSS
SLOPE TO BE 2%
WHERE POSSIBLE.
CROSS SLOPE MAY
BE UP TO 5% MAX.
TO ACCOMMODATE
FIELD CONDITIONS.

EXCERPT FROM SHEET 5
BRB 4921
P-37785

ICA 4
SLOT 2 of 2



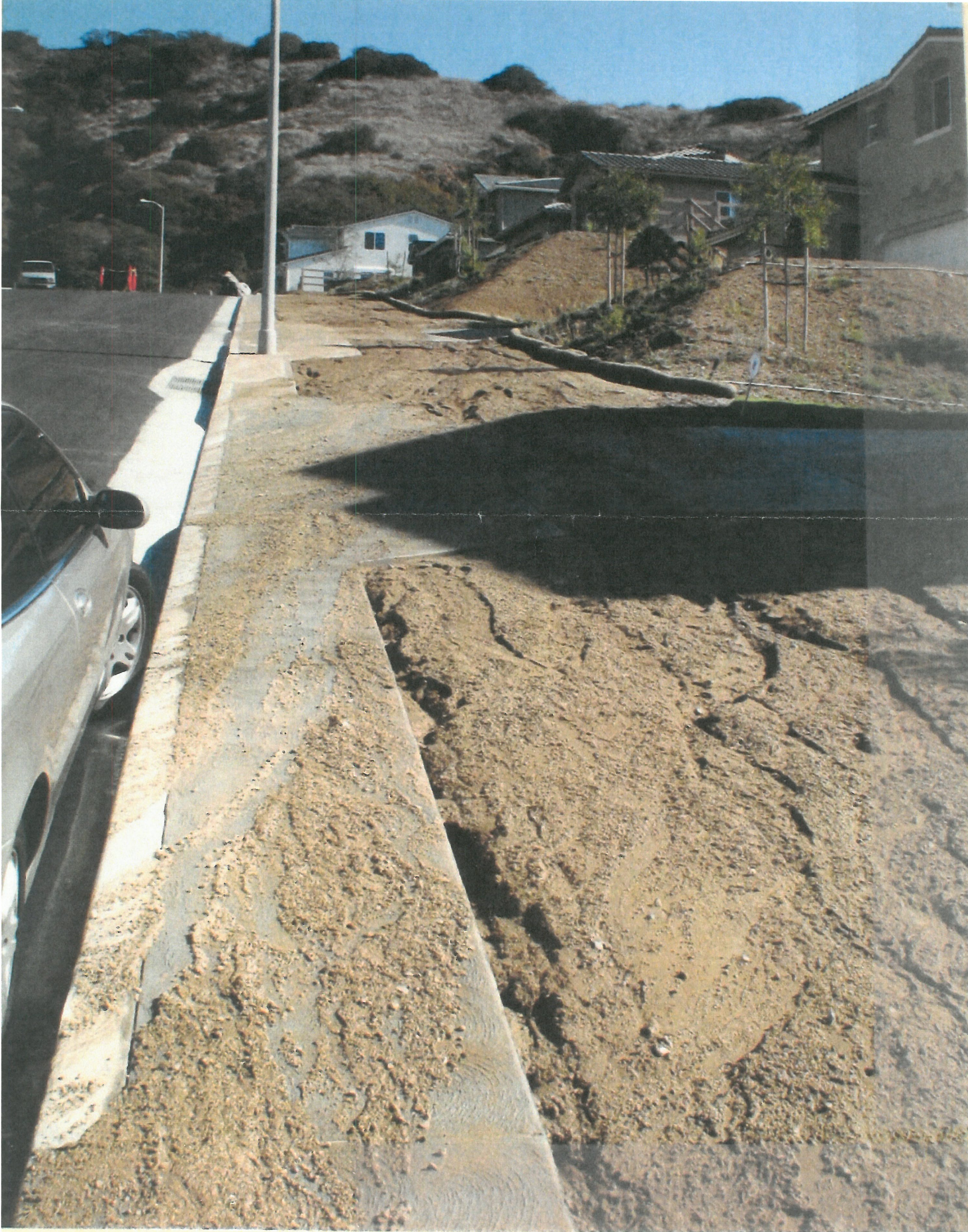


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