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Submissions by the public in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3, are distributed to the Commission and uploaded online. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. Please review the Commission ROPs to ensure that you meet the submission requirements. The ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by end of day Monday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report, will be appended at the end of the Staff Report. The Staff Report is linked to the case number on the specific meeting agenda.
- **“Secondary Submissions”**: Compliant submissions received after the Initial Submission deadline up to 48-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Compliant submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

Material which does not comply with the submission rules is not distributed to the Commission.

ENABLE BOOKMARKS ONLINE:

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

SECONDARY SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3b. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All materials in response to a Recommendation Report or additional comments which were received by the Commission Executive Assistant electronically no later than 48 hours prior to the Commission meeting AND which do not exceed ten (10) pages including exhibits are included in this file.

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

DAY OF HEARING SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3c. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

All submissions distributed to the Commission during the Commission Meeting are included in this file.

Material which does not comply with the submission rules is not distributed to the Commission.

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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.

CEQA appeal of the demolition of 2 duplexes, circa 1910 and 1916, for a temporary 20-stall parking lot.

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SEP 27 2018

**CITY PLANNING DEPT.
AREA PLANNING COMMISSION**



Lyman Place Surface Parking Site Photographs

EXISTING SUBJECT STRUCTURE 10

Above: 1916 corner duplex at 1279 N. Lyman Pl. at time of filing of CEQA appeal



1279 N. Lyman Pl. after duplex was demolished following planning department's issuance of clearances while appeal was pending.



Los Angeles Department of City Planning

City Hall, 200 N. Spring Street, Room 763, Los Angeles, CA 90012

September 25, 2018

TO: City Planning Commission

FROM: JoJo Pewsawang, City Planner
Department of City Planning, Expedited Processing Section

SUBJECT: **ITEM #5a CPC-2018-0790-ZC-BL-CU-CUB-SPR**
TECHNICAL MODIFICATIONS TO THE STAFF REPORT

The Planning Department requests that the following technical modifications be incorporated into the staff report at the regularly scheduled City Planning Commission meeting on September 27, 2018 regarding Item No. 5a on the agenda.

Revise Exhibit A to include new Pole Sign Sheet

Reason: *A diagram for the proposed rehabilitation of the existing pole sign at the site was erroneously omitted from the original document submittal. The additional sheet displays an image of the condition of the existing pole sign and an artist depiction of the retrofitted pole sign. The proposed sign will display tenant information as well as gasoline pricing information and comply with pole sign regulations as enumerated in LAMC Section 14.4.12.*

NOTE: CONCEPT ART ONLY, FULL SURVEY REQUIRE



EXISTING CONDITIONS

Square Footage Calculations:

Purpose a New top cabinet for existing pylon sign
City to review. Pending full survey of existing sign



PROPOSED SIGNAGE

Photo Overlay - Existing Free Standing Sign - Sign E1
NTS

harbinger.
sign of the future

5300 Shad Road, Jacksonville, FL 32257 • 904.268.4681
2301 Ohio Dr. Plano, TX 75075 • 972.905.9450



7-Eleven #1040629
DE SOTO @ NORDHOFF
CHATSWORTH, CA 91311

SVE6632-R2

F:\Customers\7 Eleven\Art
SVE6632-R2 #1040629.cdr

date	rev	description	designer
12.15.17	00	Original Concept	bw
03.15.18	01	Update art with changes per customer request	bw
03.15.18	02	Update art with 2nd option for existing pylon sign	bw

Salesperson: rg PM: ho Designer: bw Page: 5

customer approval date:



Complies with
UL-48
CSA C22.2 No.297

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Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

September 24, 2018

TO: City Planning Commission

FROM: Kathleen King, Planning Associate

TECHNICAL MODIFICATIONS TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2016-1462-GPA-ZC-HD-CU-SPR; 11355-11377 Olympic Boulevard

The following technical modifications are submitted for your review and consideration to be incorporated into the staff recommendation report to at the City Planning Commission meeting of September 27, 2018, related to Item No. 6 on the meeting agenda.

Q Condition No. 7 on page Q-1 is revised to be consistent with PDF GHG-1, included in the Trident Center Modernization Project Draft EIR as follows:

7. Electric Vehicle Charging Stations. The project shall include at least 20 percent (20%) of the total code required automobile parking spaces developed on the project site capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rate amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. In addition, five percent (5%) of the total code required automobile parking spaces developed on the project site, ~~and all parking spaces in excess of LAMC required spaces for the use,~~ shall be further provided with EV chargers to immediately accommodate electric vehicles with the parking areas. When the application of either the required 20 percent or five percent results in a fractional space, round up to the next whole number. A level stating "EV CAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

September 25, 2018

TO: City Planning Commission
FROM: Kathleen King, Planning Associate

**TECHNICAL MODIFICATIONS TO THE STAFF RECOMMENDATION REPORT FOR
CASE NO. CPC-2016-3880-DA; 11355-11377 Olympic Boulevard**

The following technical modifications are submitted for your review and consideration to be incorporated into the staff recommendation report at the City Planning Commission meeting of September 27, 2018, related to Item No. 7 on the meeting agenda.

On page 1 the description of the proposed project is revised as follows:

PROPOSED PROJECT: Development Agreement for the provision of community benefits with a combined value of ~~\$225,000~~ \$1,520,000 in exchange for a proposed term of 15 years.



Department of City Planning

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

September 24, 2018

TO: City Planning Commission

FROM: Mark Friedlander, Planning Assistant

TECHNICAL MODIFICATIONS TO THE STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2018-3276-SN; 6150 North Laurel Canyon Boulevard

The following technical modifications are submitted for your review and consideration to be incorporated into the staff recommendation report at the City Planning Commission meeting of September 27, 2018, related to Item No. 9 (CPC-2018-3276-SN) on the meeting agenda.

Three Supergraphic signs (800 square-feet each) are allowed on the east elevation of Building H, facing towards Laurel Hall School and Emmanuel Lutheran Church. Pursuant to the existing Sign District Ordinance (184,950), the three Supergraphics on the east elevation of Building H are limited to only display "non-commercial content," and the applicant has agreed to allow their use as an amenity to the school to promote school programming or art. However, any school-related signage or non-commercial signage that directs attention to an activity, event or institution that occurs elsewhere than on the premises of the NoHo West Project site would be subject to sign reduction requirements. This would create a substantial disincentive for the Applicant in providing this amenity to the school or for other public service messaging or art. Therefore, staff recommends modifying "Exhibit A – Sign District Ordinance Amendment" to exempt the three Supergraphics on the east elevation from the sign reduction program.

SIGN DISTRICT ORDINANCE AMENDMENT

The following modifications apply to the draft Sign District Ordinance Amendment ("Exhibit A – Sign District Ordinance Amendment"):

REQUESTED TEXT MODIFICATION:

[ADDED exemption of Supergraphics on east elevation of Building H to Section 7.H.7]

7. Off-Site Standards. Supergraphic Signs may be Off-Site Signs. However, the three Supergraphic Signs on the east elevation of Building H shall be limited to display non-commercial content and are exempt from Section 8, Sign Reduction requirements. No building permit shall be issued for any Supergraphic Sign displaying off-site content, except for Supergraphic

Signs on the east elevation of Building H, prior to approval of a sign reduction plan and Project Permit Compliance Review for that sign, incorporating the terms and sign reduction ratios of *Section 8, Sign Reduction*.

[ADDED exemption of Supergraphics on east elevation of Building H to Section 8]
SECTION 8. SIGN REDUCTION.

Sign reduction is required for all signs displaying off-site advertising content, except for Advertising Kiosks **and Supergraphics on the east elevation of Building H.** An applicant shall seek approval of a sign reduction plan by filing an application with the Director pursuant to Section 11.5.7 of the Code. The application shall demonstrate compliance with the following requirements:

Before the City Planning Commission

September 27, 2018

CPC-2018-3276-SN

CEQA: ENV-2015-888-EIR, SCH. NO. 2015041001

SEP 27 2018

CITY PLANNING DEPT.
AREA PLANNING COMMISSION**Re Proposed Changes to the NoHo West Sign District Ordinance (184950)**

Motion and CIS approved by GVGC Board on September 13, 2018, 11 ayes, 2 nays.

The GVGC opposes the proposed changes (CPC-2018-3276-SP) to the Sign District Ordinance No. 184950 for the NoHo West project that weaken the requirements imposed on the developer and approves filing of this opposition with the Department of City Planning. This filing will also include a request to revisit the approval of digital displays and supergraphic displays facing the 170 freeway proposed for placement on the project parking structure.

Background

At the September 22, 2016 meeting of the Planning Commission, then-President David H. Ambroz spoke the following, as reported starting around minute 192 of the hearing transcript:

"I move staff's recommendation on item no. 7 with the following additions and changes ...

I note that the two proposed digital signs facing the freeway are hereby not allowed. In my mind they do not comply with various laws, first they do not enhance the character of the sign district, which is required by LA Municipal code 13.11C. I believe I previously stated the reasons in my mind they do not enhance the proposed sign district. I also believe that they create a public danger in they distract drivers both on the freeway which are my main concern as well as the surrounding neighborhoods. I also believe they subject the neighborhood to increased danger both to drivers and pedestrians as well as light pollution. I believe they distract drivers. I think I already mentioned that, and in the statement of overriding consideration F101, I believe that the aesthetics of the community are not enhanced by having these brightest, largest digital signs in the Valley located at this project and because they don't do the above I believe they should be replaced by static or removed altogether."

An Ongoing Concern

With the ongoing construction of the soundwall along the 170 freeway, Commissioner Ambroz's concerns are magnified. The only portion of the freeway, from the 134 north to Roscoe Blvd., not to have a soundwall is the east

Before the City Planning Commission

September 27, 2018

CPC-2018-3276-SN

CEQA: ENV-2015-888-EIR, SCH. NO. 2015041001

side of the roadway from Oxnard to Victory, thus exposing drivers to the NoHo West parking structure signage allowed for in the ordinance, and making it even more of a distraction, as it will appear like the curtains being opened on a stage. Furthermore, the southbound 170 entrance from Victory and the southbound Oxnard exit from the 170, immediately opposite the soundwall gap, a facility within the GVGC footprint and used by many of its constituents everyday, share a weaving lane that is less than 700 feet in length. This entrance/exit has been the location of multiple collisions over the years. The added distraction of NoHo West signage will make a very difficult transition even more so. At 65 mph, this short distance passes by in little more than 7 seconds.

In lieu of approval of the proposed changes to this sign ordinance, this Commission should heed Commissioner Ambroz's concerns and ask staff to work with Caltrans and appropriate traffic engineers to study the safety concerns that the proposed freeway-facing signage will precipitate.

Additionally, all of Greater Valley Glen is within 3 miles of the NoHo West project. The proposed changes to the sign ordinance decreases the likelihood of at least some removal of the billboard blight we experience. These billboards contribute nothing to our area's ambiance and are chronic targets of graffiti vandalism.

This Commission would best serve the Greater Valley Glen area and our neighbors, by sending the proposed sign ordinance back to staff for further reconsideration and not approving the proposed changes to the sign district ordinance No. 184950 for the NoHo West project.

Submitted by Walter Hall
12301 Debby Street
North Hollywood, 91606
GVGC, Government Relations Committee Chair

FILE COPY

#9

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Commentary from a Resident
NoHo West Sign District #184950

SEP 27 2018

September 27, 2018

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

From Ron Bitzer, 6245 Gentry Ave., North Hollywood, less than 500 feet from project

Tim McOsker, attorney-at-law, representing the developer of NoHo West, informed Councilmember Paul Krekorian by letter of the following regarding the NoHo West Sign District on May 8, 2018 (No copies to City Planning or to the Neighborhood Association):

We are proposing to reduce the take-down ratios for Digital Displays as follows: No sign reduction for interior kiosks and the interior facing Digital Display on the east elevation of the parking structure, and a take-down ratio of 2:1 for the two exterior facing Digital Display boards on the north and south elevations of the parking structure, only if these Boards will be used for Off-Site Signs (pp. 2-3) (emphasis added).

He then attached part of a May 7, 2018 memo providing the digital take-down ratio in other City Sign Districts to approve digital display board, namely 15 districts, and observed, "Generally, other City Sign Districts require a 2:1 or less take-down for digital boards ..."

Commentary: The attorney's own survey shows (a) no current policy for this take-down ratio in 50% of his selected City Sign Districts, (b) a draft City-wide take-down ratio policy of 10:1 and (c) disallowance of digital display boards in one district. **His arguments against the approved take down ratio for the 3 large digital boards misrepresent the facts of what remains a City-wide controversy about digital display billboards.**

Additional Commentary has been provided by the Coalition to Ban Billboard Blight (see excerpts from a letter from Patrick Frank)

Dear Mr. Friedlander

I write on behalf of the Coalition to Ban Billboard Blight and our hundreds of associates who live in every Los Angeles council district. We oppose the digital sign component of the above named project, located at 6150 Laurel Canyon Blvd., for reasons of traffic safety. Digital billboards, which change every 8 seconds, are a traffic hazard in any location, but particularly next to a freeway as these are proposed to be. A study carried out by a faculty member of the University of Alabama in 2015 compared stretches of highway in both Alabama and Florida for accident rates on stretches of highway that both had and lacked digital billboards alongside. It is attached to this message in PDF format. That study found a 29% higher crash rate in Alabama and a 25% higher crash rate in Florida at locations with digital billboards compared with locations that lack them. Thus, to allow erection of these billboards will create a traffic hazard that will cost lives and property.

Laurel Grove ^{ITEM 9}

Neighborhood Association

FILE COPY

September 27, 2018

LA City Planning Commission
14410 Sylvan Street
Van Nuys, CA 91401

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CITY OF LOS ANGELES

SEP 27 2018

CITY PLANNING DEPT.
AREA PLANNING COMMISSION

Re: NoHo West Sign District Amendment
Case# ENV-2015-888-EIR
CPC-2018-3276-SN

Dear Planning Commissioners,

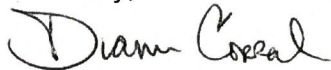
Laurel Grove Neighborhood Association is requesting that you deny the proposed amendment to the NoHo West Sign District and not allow for the requested change in hours of operation for the digital displays. Two years ago, the City Council not only granted every variance and sign request made by this developer, including their original request of 3 digital signs (2 facing the 170 freeway) and 4 supergraphic signs, but the City Council also approved an additional 4 supergraphic signs, giving them a total of 8 supergraphic signs.

Now the developer is requesting amendments to the current NoHo West Sign District standards to modify the sign reduction program from 10:1 to 2:1 for digital displays, 5:1 to 1:1 for supergraphics and abolishing the kiosks requirement of 10:1 to none, so that no removal is required. These restrictions were put into place to deal with billboard blight within a 3-mile radius of the area.

In the staff's finding they indicate that part of their support of the proposed amendment is because it is "important to acknowledge the need for appropriate signage" this statement makes no sense, as the developer received approval for every sign they wanted. They are not asking for more signs for their project, they are requesting to not have to remove the existing signage blight within the neighborhood. This is of great concern to us as the whole point of the NoHo Sign District ordinance is to improve the area with removal of existing billboard blight.

What is the point of making these standards if a large developer can just be allowed to change the rules. While all others requesting new signage are required to follow the rules. Again, and again we are making exceptions for large developers. They should be required to follow the rules just like everyone else.

Sincerely,



Diann Corral
President, Laurel Grove Neighborhood Association

VALLEY VILLAGE HOMEOWNERS ASSOCIATION

P.O. Box 4916, Valley Village, CA 91617 • (818) 506-5158

Serving the Valley Village Community located in the City of Los Angeles, bounded by Burbank Blvd., on the North, Ventura Fwy. on the South, Tujunga Wash on the West and the Hollywood Fwy. on the East.



August 13, 2018

FILE COPY

Mr. Mark Friedlander
City Planning Department
6262 Van Nuys Boulevard
Van Nuys, CA 91401

**RECEIVED
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SEP 27 2018

**CITY PLANNING DEPT.
AREA PLANNING COMMISSION**

Re: NoHo West Sign District Amendments - CPC 2018-3276-SD

Dear Mr. Friedlander,

The Valley Village Homeowners Association supports the Laurel Grove Neighborhood Association in opposing the proposed amendments to the sign district for the NoHo West project. The amendments would reduce the ratio of square feet of existing billboard sign area to be removed in exchange for new square feet on digital billboards from 10:1 to 2:1, reduce the billboard sign area to be removed for new supergraphics signs from 5:1 to 1:1 and abolish the requirement that 10 square feet of billboard sign area be removed for one foot of billboard sign area on kiosks. It would also add three additional supergraphics signs to the eight signs already approved and, for the three digital billboards that were approved, add two additional hours to the five hours that they can be turned on at night.

The reduction in the takedown ratios and the elimination of the takedown requirement will greatly reduce the public benefit required in exchange for NoHo West's being permitted to put up the three lucrative digital billboards and eight supergraphics signs. Since NoHo West will be adding to the signage in Laurel Grove, they should be required to substantially reduce other sign clutter within the three-mile radius of NoHo West so that the overall appearance of the area around it is improved.

The eight supergraphics signs already approved for the NoHo West project are enough. They will provide a substantial revenue stream for the project. This request for amendments appears to be an attempt by the developer to renege on what the City Council approved so as to generate even more profit from NoHo West. However, beyond a reasonable number, the additional signs will add sign clutter which the residents of the Laurel Grove community and the general public -- as a captive audience -- will have to look at.

It is unclear whether the three approved digital billboards proposed to remain on until 1:00am are in locations which will have additional light impacts on the surrounding neighborhoods. They will, however, have an additional distracting effect on motorists passing by on the 170 freeway. We do not think that two more hours should be added to the five hours during which motorists will be subjected to the dangerous distraction.¹

Mr. Mark Friedlander
Page Two
April 13, 2018

Please hold the line against these self-serving changes to what has already been approved for NoHo West that are contrary to the public good.

Sincerely,

A handwritten signature in cursive script that reads "Paul Hatfield (emw)".

Paul Hatfield
President

PH:MW:ew

Cc: VVHA Board
Diann Corral, Laurel Grove Neighborhood Association

¹ The Transportation Institute at Virginia Tech published a fact sheet based on their 2006 study of car accidents and near-collisions. They found that nearly 80% of crashes and 65% of near-crashes occurred due to driver inattention such as distraction or simply looking away for *three seconds*. A Swedish study in 2012 revealed that drivers look at digital billboards significantly longer than conventional ones.