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- **“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”**: 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”**: 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.

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**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.

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

SECONDARY SUBMISSIONS



Department of City Planning

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

August 16, 2022

TO: City Planning Commission

FROM: Kevin Golden, City Planner

**ADDITIONAL INFORMATION/TECHNICAL MODIFICATION/CORRECTION TO THE
STAFF RECOMMENDATION REPORT FOR CASE NO. CPC-2020-1946-GPA-ZC-HD-CU-
SPR-RDP; 5256-5272 N. Vineland Avenue**

The following technical modification/correction is proposed to be incorporated into the staff recommendation report to be considered at the City Planning Commission meeting of August 25, 2022, related to Item No. 6a on the meeting agenda.

On page 4, **TABLE OF CONTENTS**, the first line under **Exhibits** shall be corrected to read as follows:

Revised Exhibit A, **dated August 08**, 2022 - Plans

DAY OF HEARING SUBMISSIONS



8/23/2022

Los Angeles Los Angeles Planning Commission
200 N. Spring Street, Suite 525
Los Angeles, CA 90012

cpc@lacity.org
Via Email

Re: 1218-1238 West Manchester Avenue
6047-002-004, 6047-002-005, 6047-002-006, 6047-002-007

Dear Los Angeles Los Angeles Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the Los Angeles Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The project consists of the construction of a of a five-story, 56-foot tall mixed-use residential building comprised of 132 dwelling units (including 18 Very Low Income units) and 5,444 square feet of ground-floor commercial space.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The script is fluid and cursive, with a large, stylized 'S' and 'T'.

Sonja Trauss
Executive Director
YIMBY Law



8/24/2022

Los Angeles Planning Commission
Los Angeles City Planning Commission 200 N. Spring Street, Suite 525
Los Angeles, CA 90012

cpc@lacity.org
Via Email

Re: 736-738 East Vernon Avenue
APN 5108002035

Dear Los Angeles Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The project consists of a 4-story, 45-foot tall residential building with 48 dwelling units (including 13 Very Low Income units).

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The script is fluid and cursive, with a large, stylized 'S' and 'T'.

Sonja Trauss
Executive Director
YIMBY Law

August 25, 2022

Dear Commissioner Millman and Honorable City Planning Commissioners,

I am reaching out on behalf of Council District 4 to share our thoughts for the proposed project located at 15871 West Mulholland Drive (15800, 15801, 15850 Mulholland Drive) with the following applicable case numbers: CPC-2020-1086-SPE-DRB-SPP-MSP-ZAD-SPR; ENV-2017-3972-MND; CPC-1989-763-CU-PA2.

Since welcoming Encino into Council District 4 at the start of this year, the Council Office has been in touch with Curtis School representatives, community members, the Santa Monica Mountains Conservancy, and the Planning Department. We proactively met with Curtis School to understand more details about the project and to raise issues and recommendations such as ways to address pedestrian safety and measures to lessen grading, development, and visibility impacts.

We are encouraged by the recent modifications as presented by Curtis School for your review and consideration. Specifically, we greatly appreciate the following changes for this current iteration of the project: no swap of locations of the athletic fields and parking area thereby substantially reducing grading quantities and soil export; a reduction in height for the gymnasium from 37 feet to 32 feet; decreasing the amount of requested retaining walls from 11 to 6; the construction of a pedestrian bridge to facilitate safe access from the athletic fields to the main campus among other key revisions.

We understand that while this item is being presented and considered a campus master plan, each proposed new building and building additions on the property is subject to the Mulholland Scenic Parkway Specific Plan and will require the review of the Mulholland Design Review Board and relevant city agencies, alongside other interested parties.

In addition to the City of Los Angeles' enforceable Good Neighbor Construction Practices that are overseen by various departments, the Council Office would also strongly encourage the applicant to attend neighborhood council meetings to provide timely project updates and before major construction takes place; daily site cleanings and having either a superintendent or signage with contact information on site at all times during construction; employing robust dust control strategies; and to the extent possible, not partaking in construction on declared red flag days.

We truly value all parties working together to get to this stage and the helpful guidance provided by the Mulholland Design Review Board. We respectfully ask that you consider adopting the Planning Department's recommendations for this revised project.

Kind regards,
Mashaël Majid



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center and Gardens
570 West Avenue Twenty-six, Suite 100
Los Angeles, California 90065
Phone (323) 221-9944 Fax (323) 221-9934

August 24, 2022

Los Angeles City Planning Commission
c/o Ms. Cecilia Lamas, Commission Executive Assistant
Department of City Planning
City of Los Angeles
200 North Spring Street, Room 525
Los Angeles, California 90012

CPC-2020-1086-SPE-DRB-SPP-MSP-ZAD-SPR / ENV-2017-3972-MND / CPC-1989-763-CU-PA2, 15871 West Mulholland Drive, Curtis School Project

Dear President Millman and Commissioners:

The Mountains Recreation and Conservation Authority (MRCA) must continue to oppose the subject proposed project at 15871 West Mulholland Drive (CPC-2020-1086-SPE-DRB-SPP-MSP-ZAD-SPR / ENV-2017-3972-MND / CPC-1989-763-CU-PA2) as long as the unpermitted fencing encroachments in the Mulholland Place public right-of-way remain unremedied. The MRCA and the Santa Monica Mountains Conservancy (Conservancy) have tried to raise the issue of these fencing encroachments and the ongoing significant adverse impacts to wildlife movement in numerous letters and at various public hearings going back as far as a previous proposed project in 2012 (case no. DIR-2009-837-CU-SPE-DRB-SPP-SPR-DI-ZV). The City itself has the final say over what happens in the public right-of-way, regardless of whether the applicant agrees. The MRCA strongly urges the Commission to use this opportunity to correct a long-standing problem and to free space on public land for use by wildlife.

As of this letter, the applicant continues to ignore or deflect from the issue of these fencing encroachments. Any statements made by the applicant's representatives that they have consulted with our agency or tried to address these concerns are, at best, gross mischaracterizations.

As currently proposed, Condition of Approval No. 5 in the staff report would not mitigate the significant adverse impacts to wildlife movement resulting from the ongoing fencing encroachments on public land, but it would exacerbate the problem. The currently proposed project fencing plan continues to fence off thousands of square feet of public land in the Mulholland Place right-of-way from wildlife use, restricting wildlife's ability to reach the 405 Freeway right-of-way without animals having to traverse through the campus. For the City to approve this project without requiring changes to the position of the fencing in the Mulholland Place right-of-way, even if a B Permit were granted, would amount to a gift of public funds.

To correct this long-standing encroachment issue, the MRCA recommends that any approvals of the subject proposed project include the following Condition of Approval, in place of the currently proposed Condition No. 5. This condition, which references the

A local public agency exercising joint powers of the Santa Monica Mountains Conservancy, the Conejo Recreation & Park District, and the Rancho Simi Recreation & Park District pursuant to Section 6500 et seq. of the Government Code.

“Recommended Wildlife-Friendly Fencing Plan” diagram accompanying this letter, is intended as a compromise that would allow the applicant to keep some fencing in the public right-of-way, provided that a revocable B Permit is obtained.

Proposed Condition of Approval: “Applicant shall implement the proposed fencing setback location diagram submitted by the Mountains Recreation and Conservation Authority (MRCA) with its letter dated August 24, 2022 for the existing fencing on the northern project boundary within the Mulholland Place public right-of-way. To implement the MRCA fencing plan along Mulholland Place, some existing fencing must be removed from both the public right of way and school property and be relocated interior to the project.

Applicant shall obtain City revocable B Permits for all remaining fencing (new and existing) in the public street right-of-ways adjacent the subject property.

Applicant’s revised plans henceforth shall clearly label all portions of the Mulholland Place public street right-of-way as ‘Dedicated Wildlife Movement Zones’. These dedicated zones shall prohibit any fencing or lighting.”

The diagram accompanying this letter, “Recommended Wildlife-Friendly Fencing Plan” notes that “wildlife permeable post-and-rail fencing is acceptable” in certain locations within the Mulholland Place right-of-way. This "wildlife friendly" fencing in the public right-of-way is an option the applicant would have if they wish to keep some type of fence in place in the right-of-way in the current location. Such "wildlife friendly" post-and-rail fence must be limited to a maximum height of four feet. A revocable B Permit would still be required for this post-and-rail fencing.

Thank you for your time and consideration.

Sincerely,

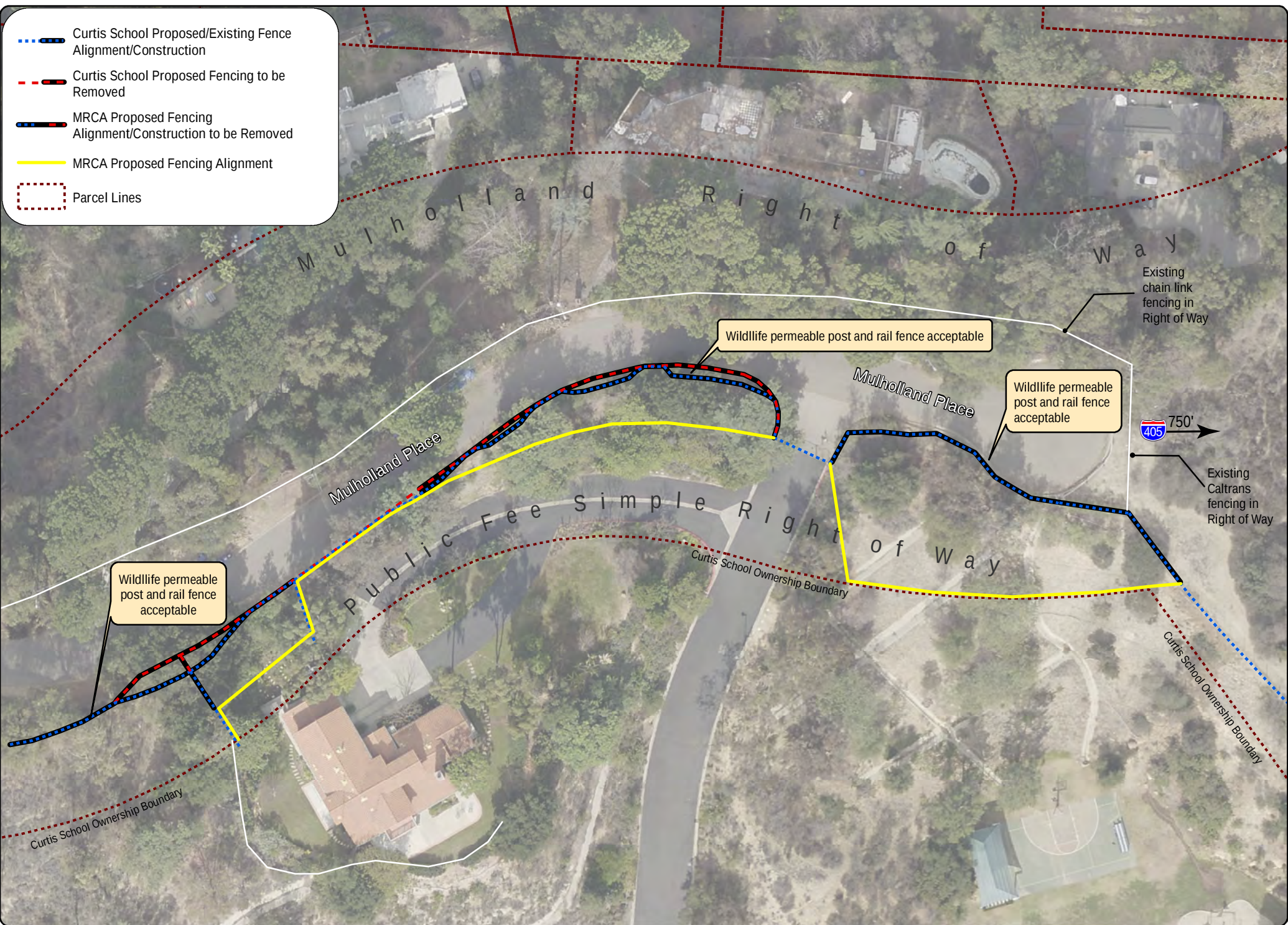


Paul Edelman
Chief of Natural Resources and Planning

Attachments: A – Recommended Wildlife-Friendly Fencing Plan
 B – Aerial Habitat Connectivity Map

CC: Dr. Timothy Fargo, City Planner

Ms. Mashael Majid, Planning Director, Council District 4



Date: 7/31/2020

Recommended Wildlife-Friendly Fencing Plan

CPC-2020-1086-SPE-DRB-SPP-MSP-ZAD-SPR

050100

Feet

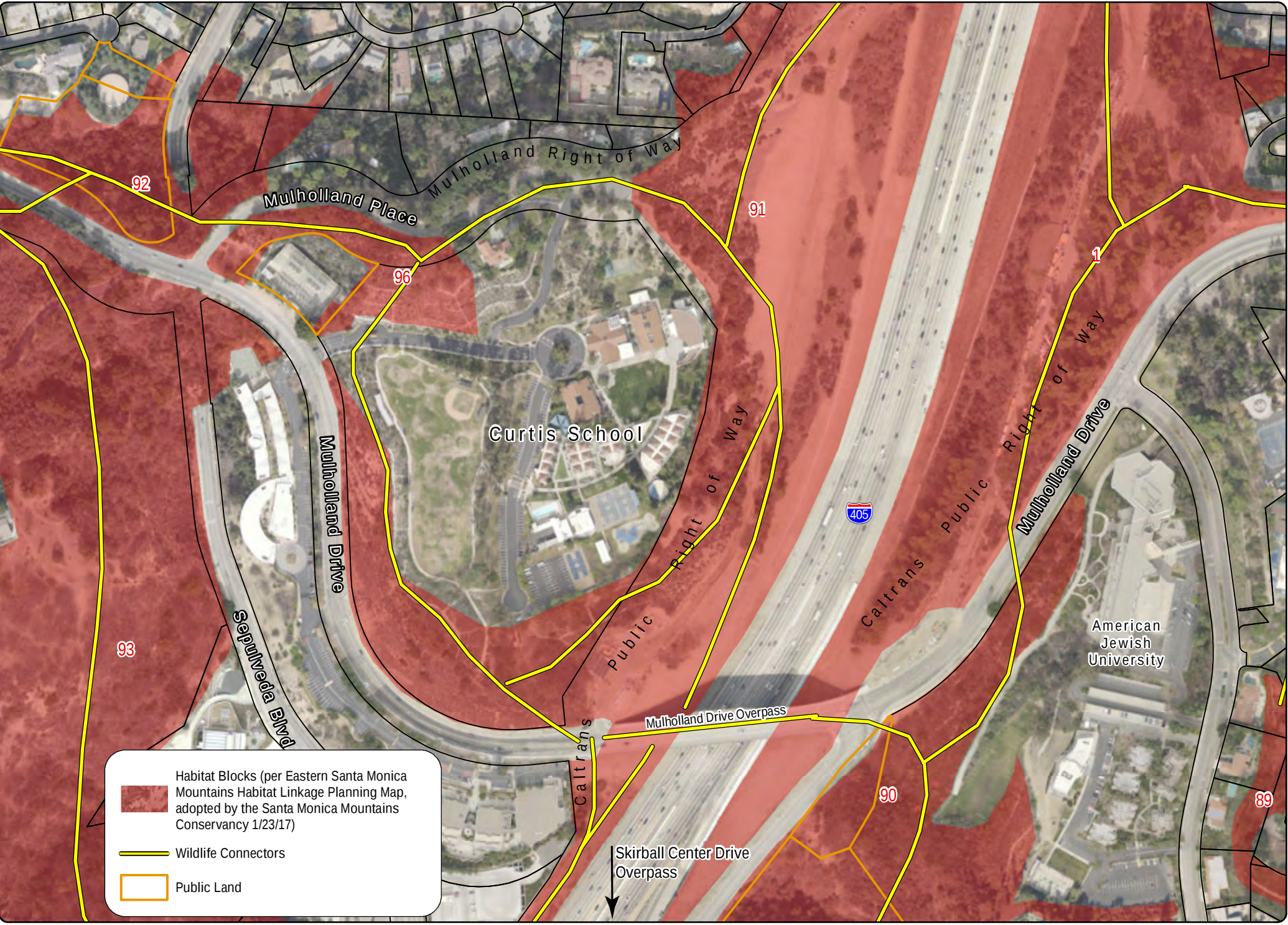
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Date: 8/9/2020

Aerial Map With Habitat Blocks
CPC-2020-1086-SPE-DRB-SPP-MSP-ZAD-SPR