

OFFICIAL MINUTES
CITY OF 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

MINUTES OF LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ON THE INTERNET AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission President David Ambroz at 8:43 a.m.
Commissioners present: Ahn, Katz, Mack, Millman, Perlman, Segura, Dake-Wilson
Commissioners absent: Choe

1. DIRECTOR'S REPORT

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports: Michael Lo Grande, Director of Planning
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update – Michael Bostrom had no report.
- C. Other items of interest

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – October 8, 2015

Motion: To approve the Minutes of Meeting for October 8, 2015.

Moved: Ahn
Seconded: Millman
Ayes: Ambroz, Mack, Segura, Dake-Wilson
Abstained: Perlman
Absent: Choe, Katz

Vote: 7 – 0

3. **PUBLIC COMMENT PERIOD**

Noel Weiss spoke on project on Esplanade street.

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

Motion: To approve the project as recommended by staff with modifications.

Moved: Perlman

Seconded: Mack

Ayes: Ahn, Ambroz, Millman, Segura, Dake-Wilson

Absent: Choe, Katz

Vote: 7 – 0

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

Motion: To approve the project as recommended by staff with modifications.

Moved: Perlman
 Seconded: Ahn
 Ayes: Ambroz, Millman, Segura, Dake-Wilson
 Recused: Mack
 Absent: Choe, Katz

Vote: 6 – 0

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| <p>6. <u>CPC-1998-184-ZC-GPA-MPR</u>
 CEQA: SEIR 91-0377-ZC-GPA
 Plan Area: Granada Hills-Knollwood</p> | <p>Council District: 12 – Englander
 Expiration Date: 10-30-15
 Appeal Status: Not Appealable</p> |
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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

Motion: To approve the project as recommended by staff with modifications.

Moved: Dake-Wilson

Seconded: Ambroz

Ayes: Ahn, Katz, Mack, Millman, Perlman, Segura

Absent: Choe

Vote: 8 – 0

7. CPC-2015-3059-CA Council Districts: All
CEQA: ENV-2009-9-CE Expiration Date: N/A
Plan Areas: All 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

Motion: To disapprove “version B” of the project.

Moved: Dake-Wilson

Seconded: Millman

Ayes: Ahn, Ambroz, Katz, Mack, Perlman

Absent: Choe, Segura

Vote: 7 – 0

Motion: To approve the project as recommended by staff with new conditions and findings.

Moved: Ambroz

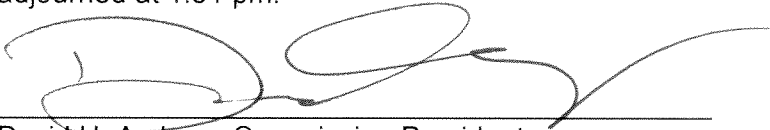
Seconded: Katz

Ayes: Ahn, Ambroz, Perlman, Millman, Dake-Wilson

Absent: Choe, Segura

Vote: 7 – 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 1:51 pm.



David H. Ambroz, Commission President

James K. Williams, Commission Executive Assistant II

Adopted: _____ 12/19/15