

## COMMISSION MEETING AUDIO

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, APRIL 14, 2016 after 8:30 a.m.  
CITY HALL – PUBLIC WORKS BOARD ROOM 350  
200 N. SPRING STREET, LOS ANGELES, CA 90012**

David H. Ambroz, President  
Director Renee Dake Wilson, AIA, Vice President  
Director Robert L. Ahn, Commissioner  
Director  
Caroline Choe, Commissioner  
Richard Katz, Commissioner  
John W. Mack, Commissioner  
Samantha Millman, Commissioner  
Veronica Padilla, Commissioner  
Dana Perlman, Commissioner  
II

Vincent P. Bertoni, AICP,  
Lisa M. Webber, AICP, Deputy  
Jan Zatorski, Deputy

James K. Williams, Commission Executive Assistant

**CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING**

**TO REQUEST A COPY ON COMPACT DISC,  
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-  
1255**

### GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act  
EIR - Environmental Impact Report

ND - Negative Declaration  
MND - Mitigated Negative Declaration

CE - Categorical Exemption

#### **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 – March 24, 2016

## 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.)

## 4. CPC-2015-3990-GPA-ZC-SP

CEQA: ENV-2010-32-EIR

Plan Area: Southeast Los Angeles

Council District: 15 - Buscaino

Expiration Date: 5-23-16

Appeal Status: Appealable to City Council

**PUBLIC HEARING** – Completed on January 14, 2016

**Location:** The approximately 118.5 acre area bounded by 97<sup>th</sup> STREET to the north, GRAPE STREET to the west, 103<sup>rd</sup> STREET to the south, and ALAMEDA STREET to the east, generally known as the Jordan Downs Urban Village Specific Plan, Subarea 1.

### **Proposed Project:**

A General Plan Amendment and Zone Change to change land use designations and corresponding zones within the Southeast Los Angeles Community Plan for parcels within the boundaries of the Jordan Downs Urban Village Specific Plan Subarea 1, and a request to amend the Jordan Downs Urban Village Specific Plan. The proposed requests will enable the redevelopment of the Jordan Downs Urban Village.

### **Requested Actions:**

1. Pursuant to the California Environmental Quality Act (CEQA), find that the project was assessed in the Jordan Downs Specific Plan EIR No. ENV-2010-32-EIR (SCH No. 2010021007) certified on April 17, 2013. As provided in two FEIR Addendums, Find, in the independent judgment of the decision-maker that pursuant to CEQA Guidelines Section 15162, based on the whole of the administrative record, no subsequent or supplemental EIR or negative declaration is required for approval of the project.
2. Pursuant to Section 11.5.6 of the Municipal Code, a City initiated General Plan Amendment to change the following land use designations within the Southeast Los Angeles Community Plan for the blocks within the boundaries of the Jordan Downs Urban Village Specific Plan described below:
  - a. Open Space to Neighborhood Commercial: Blocks X, Y, Z, and a portion of 9E
  - b. Open Space to Public Facilities: Block 10A
  - c. Public Facilities to Open Space: a portion of Block 7
  - d. Public Facilities to Neighborhood Commercial: Block 12, and a portion of Block 7
  - e. Medium Multiple Family to Open Space: a portion of Blocks 19B, 20, and 23
  - f. Medium Multiple Family to Commercial Manufacturing: a portion of Block 24
  - g. Neighborhood Commercial to Commercial Manufacturing: Block 3A, and a portion of Block 3
  - h. Neighborhood Commercial to Open Space: a portion of Block 9D
3. Pursuant to Section 12.32 of the Municipal Code, a Zone Change to change the following zones within the Southeast Los Angeles Community Plan for the blocks within the boundaries of the Jordan Downs Urban Village Specific Plan described below to correspond to amended General Plan land use designations:

- a. OS-UV to RAS3-UV: Blocks X, Y, Z, and a portion of 9D
  - b. OS-UV to PF-UV: Block 10A
  - c. PF-UV to OS-UV: a portion of Block 7
  - d. PF-UV to RAS3-UV: Block 12, and a portion of Block 7
  - e. R3-UV to OS-UV: a portion of Blocks 19B and 20
  - f. RAS3-UV to OS-UV: a portion of Blocks 9D and 23
  - g. RAS3-UV to R3-UV: Blocks 23 and 23A
  - h. RAS3-UV to CM-UV: a portion of Blocks 3 and 24
  - i. RAS4-UV to RAS3-UV: Blocks 4A, 8A, and 9A
  - j. RAS4-UV to CM-UV: Block 3A
  - k. CM-UV to RAS3-UV: a portion of Block 2
4. Pursuant to Section 11.5.7 of the Municipal Code, a Specific Plan Amendment to re-align Laurel Street as depicted on the Plan Maps, amend maps 1-6, Table 1, Table 2, and text of the approved Jordan Downs Urban Village Specific Plan to reflect the Specific Plan Amendments requested herein, and to modify the language of the Jordan Downs Urban Village Specific Plan for the following sections:
- a. Section 8.b: To allow surface parking in all Subareas, with a maximum 490 residential surface parking spaces.
  - b. Section 3.B.4: To permit the sale of alcohol for off-site consumption for a full-service grocery store, drug store, or pharmacy, per the procedures set forth in the South Los Angeles Alcohol Sales Specific Plan.
  - c. Section 6.H.8: To allow public entrances to face the parking lot for commercial buildings located along Century Boulevard in Blocks 1 and 2.
  - d. Section 6.H.9: To permit an average parking ratio of 4.5 spaces per 1,000 square feet of floor area for commercial development on Blocks 1 and 2.
  - e. Section 6.H.11: To permit loading docks and service bays to exceed 20 percent of the street frontage along the 97th Street frontage of Block 1 in Subarea 1.

**Applicant:** The Housing Authority, City of Los Angeles (HACLA)  
Representative: Eric Lieberman, QES, Inc.

**Recommended Actions:**

1. Pursuant to the California Environmental Quality Act, Find that this project was assessed in the Jordan Downs Specific Plan Environmental Impact Report No. ENV-2010-32-EIR (SCH No. 2010021007) certified on April 17, 2013. As provided in the addendums, Find, in the independent judgement of the decision maker that pursuant to CEQA Guidelines Section 15162, based on the whole of the administrative record, no subsequent or supplemental EIR or negative declaration is required for approval of the project.
2. Approve and recommend the City Council adopt the General Plan Amendment to change land use designations within the Southeast Los Angeles Community Plan for the blocks within the boundaries of the Jordan Downs Urban Village Specific Plan described below:
  - a. Open Space to Neighborhood Commercial: Blocks X, Y, Z, and a portion of 9E
  - b. Open Space to Public Facilities: Block 10A
  - c. Public Facilities to Open Space: a portion of Block 7
  - d. Public Facilities to Neighborhood Commercial: Block 12, and a portion of Block 7
  - e. Medium Multiple Family to Open Space: a portion of Blocks 19B, 20, and 23
  - f. Medium Multiple Family to Commercial Manufacturing: a portion of Block 24
  - g. Neighborhood Commercial to Commercial Manufacturing: Block 3A, and a portion of Block 3
  - h. Neighborhood Commercial to Open Space: a portion of Block 9D
3. Approve and recommend that the City Council adopt the Zone Change to change the zones within the Southeast Los Angeles Community Plan for the blocks within the boundaries of the Jordan Downs Urban Village Specific Plan described below:
  - a. OS-UV to RAS3-UV: Blocks X, Y, Z, and a portion of 9D
  - b. OS-UV to PF-UV: Block 10A
  - c. PF-UV to OS-UV: a portion of Block 7
  - d. PF-UV to RAS3-UV: Block 12, and a portion of Block 7
  - e. R3-UV to OS-UV: a portion of Blocks 19B and 20

- f. RAS3-UV to OS-UV: a portion of Blocks 9D and 23
  - g. RAS3-UV to R3-UV: Blocks 23 and 23A
  - h. RAS3-UV to CM-UV: a portion of Blocks 3 and 24
  - i. RAS4-UV to RAS3-UV: Blocks 4A, 8A, and 9A
  - j. RAS4-UV to CM-UV: Block 3A
  - k. CM-UV to RAS3-UV: a portion of Block 2
4. Approve and recommend that the City Council adopt the Specific Plan Amendments to the Jordan Downs Urban Village Specific Plan, as modified.

**Staff:** Michelle Singh, City Planner (213) 978-1166

**5. CPC-2013-2812-GPA-ZC-HD-CU-SPR**

CEQA: ENV-2013-2813-EIR

Plan Area: Hollywood

Related Case: CPC-2015-984-DA

Council District: 13 – O’Farrell

Expiration Date: 4-14-16

Appeal Status: Appealable to City Council,  
ZC appealable by applicant only, if disapproved in  
whole or in part

**PUBLIC HEARING** – Completed on December 28, 2015

**Location:** 5901 SUNSET BOULEVARD, 1515 N. BRONSON AVENUE

**Proposed Project:**

The project involves the removal an existing parking lot for the development of a 15-story, 230-foot tall mixed-use office building on an approximately 1.55 acre site located at the northwest corner of the intersection of Sunset Boulevard and Bronson Avenue (project site) in the Hollywood Community of the City of Los Angeles. The proposed building will include approximately 26,000 square feet of retail space at the ground level and approximately 274,000 square feet of office uses in the tower element of the proposed building for a total of approximately 300,000 square feet of new floor area and a corresponding floor area ratio of 4.5:1. A total of 830 parking spaces would be provided in five levels above the retail level and in two subterranean levels. The project would also include an office lobby at the ground level and landscaped courtyards.

**Requested Actions:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the Consideration and Certification of the Environmental Impact Report (EIR), ENV-2013-2813-EIR, (SCH No. 2014021009), for the above-referenced project, and Adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain.
2. Pursuant to Section 21801.6 of the California Public Resources Code, the Adoption of the proposed Mitigation Monitoring Program.
3. Pursuant to Section 21081 of the California Public Resources Code, the Adoption of the required Findings for the adoption of the EIR.
4. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (L.A.M.C.), a General Plan Amendment to the Hollywood Community Plan to change the land use designation from Highway Oriented Commercial to Regional Center Commercial.
5. Pursuant to Section 12.32-F of LAMC., a Zone Change and Height District Change from P-1 and C4-1-SN to (T)(Q)C4-2D and (T)(Q)C4-2D-SN, respectively.
6. Pursuant to Section 12.24-U, 14 of the LAMC, a Conditional Use for a Major Development Project for the addition of more than 100,000 square feet of non-residential floor area.
7. Pursuant to Section 16.05 of the LAMC a Site Plan Review for a project that would result in an increase of 50,000 gross square feet of non-residential floor area.

**Applicant:** Sunset Studios Holdings, LLC  
Representative: James Pugh, Sheppard Mullin, LLC

### **Recommended Actions:**

1. Recommend that the City Council Certify that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report, Environmental Clearance No. ENV-2013-2813-EIR, (SCH. No. 2014021009).
  - a. Certify that the EIR has been prepared in compliance with CEQA and reflects the City's (Lead Agency) independent judgment and analysis.
  - b. Adopt the Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.
  - c. Adopt the Mitigation Measures, Mitigation Monitoring Program.
  - d. Adopt the related Environmental Findings.
2. Recommend that the City Council approve a General Plan Amendment from Highway Oriented Commercial to Regional Center Commercial.
3. Approve a Zone Change and Height District Change from P-1 and C4-1-SN to (T)(Q)C4-2D and (T)(Q)C4-2D-SN, respectively.
4. Approve a Conditional Use for a Major Development Project for the addition of more than 100,000 square feet of non-residential floor area.
5. Approve a Site Plan Review for a project that would result in an increase of 50,000 gross square feet of non-residential floor area.
6. 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.
7. Recommend that the applicant be advised that time limits for effectuation of a zone in the "T" Tentative classification or "Q" Qualified classification are specified in Section 12.32-G of the LAMC. Conditions must be satisfied prior to the issuance of building permits and, that the "T" Tentative classification be removed in the manner indicated.
8. Advise the Applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

**Staff:** Erin Strelch, Hearing Officer (213) 978-1351

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| <b>6.</b> <a href="#"><u>CPC-2015-984-DA</u></a><br>CEQA: ENV-2013-2813-EIR<br>Plan Area: Hollywood<br>Related Case: CPC-2013-2812-GPA-ZC-<br>HD-CU-SPR | Council District: 13 – O'Farrell<br>Expiration Date: N/A<br>Appeal Status: Not appealable |
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**PUBLIC HEARING** – Completed on December 28, 2015

**Location:** 5901-5925 SUNSET BOULEVARD, 1515-1525 N. BRONSON AVENUE

### **Proposed Project:**

Development Agreement for the provision of community benefits with a combined value of \$1,750,000 in exchange for a proposed term of 20 years.

### **Requested Actions:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the Certification of the Environmental Impact Report (EIR), ENV-2013-2813-EIR, (SCH No. 2014021009), for the above-referenced project, and adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain.
2. Pursuant to Section 21801.6 of the California Public Resources Code, the adoption of the proposed Mitigation Monitoring Program.

3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the adoption of the EIR
4. Pursuant to California Government Code Sections 65864-65869.5, a Development Agreement between the Developer and the City of Los Angeles, for a term of 20 years.

**Applicant:** Sunset Studios Holdings, LLC  
Representative: James Pugh, Sheppard Mullin, LLC

**Recommended Actions:**

1. Recommend that the City Planning Commission Certify that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report, Environmental Clearance No. ENV-2013-2813-EIR, (SCH. No. 2014021009), including the accompanying mitigation measures, the Mitigation Monitoring Program, Adopt the related environmental CEQA Findings, the Statement of Overriding Considerations, and the Mitigation Monitoring Program as the environmental clearance for the proposed project and find that:
  - a. The Environmental Impact Report (EIR) for 5901 Sunset, which includes the Draft EIR and the Final EIR, has been completed in compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., and the State and City of Los Angeles CEQA Guidelines.
  - b. The Project's EIR is presented to the City Planning Commission (CPC) as a recommending and decision-making body of the lead agency; and the CPC reviewed and considered the information contained in the EIR prior to certification of the EIR and recommending the project for approval, as well as all other information in the record of proceedings on this matter.
  - c. The Project's EIR represents the independent judgment and analysis of the lead agency.
2. Recommend that the City Planning Commission approve and recommend that the City Council adopt the '5901 Sunset Development Agreement', pursuant to California Government Code Sections 65864-65869.5, by the Developer and the City of Los Angeles, subject to the terms and recommendations for a term of 10 years.
3. Recommend that the City Council adopt an ordinance and subject to review by the City Attorney as to form and legality, authorizing the execution of the subject Development Agreement.
4. Recommend that the City Council adopt the findings as the City Council's Findings of Approval.
5. 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.
6. Advise the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

**Staff:** Erin Strelch, Hearing Officer (213) 978-1351

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| <b>7.</b> <a href="#"><u>CPC-2015-2209-DB-CDO-SPR</u></a><br>CEQA: ENV-2015-2210-MND<br>Plan Area: Palms-Mar Vista-Del Rey | Council District: 11 – Bonin<br>Expiration Date: 4-14-16<br>Appeal Status: Appealable to City Council |
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**PUBLIC HEARING** – Completed on October 7, 2015

**Location:** 11916-11936 W. PICO BOULEVARD

**Proposed Project:**

The project involves the removal of the existing surface parking lot, three one-story commercial structures, and a vacant two-story four-unit residential building and the construction, use and maintenance of a five-story, 56-foot tall mixed-use building with 100 dwelling units (with nine (9) affordable (very-low income) units), 2,625 square feet of restaurant and retail uses, 124 parking spaces in three (3) subterranean levels of parking, and 122 bicycle parking spaces, totaling approximately 78,484 square feet of floor area.

**Applicant:** South Gate Investors III, LLC  
Representative: Jonathan Lonner, Burns & Bouchard, Inc.

**Requested Actions:**

1. Pursuant to Section 12.22-A,25 of the Los Angeles Municipal Code (L.A.M.C.), a 35% Density Bonus (with a set aside of 11%, nine (9) units, for Very Low Income households); a Density Bonus Parking Incentive (Parking Option 1) to allow one (1) parking space for the 0-1 bedroom units and two (2) parking spaces for the 2-3 bedroom units; and one (1) On-Menu Incentive and four (4) Off-Menu Waivers as follows:
  - a. Pursuant to Section 12.22-A,25(f)(5), an On-Menu Incentive to allow a building height of 56 feet in lieu of the otherwise permitted 45 feet on the portion of the building fronting Pico Boulevard.
  - b. Pursuant to Section 12.22-A,25(g)(3), an Off-Menu Waiver to allow Floor Area Ratio of 3 to 1, in lieu of the otherwise permitted 1.5 to 1.
  - c. Pursuant to Section 12.22-A,25(g)(3), an Off-Menu Waiver to waive transitional height limitations for the back portion of the building within 50-feet from the nearest R-1 zoned property.
  - d. Pursuant to Section 12.22-A,25(g)(3), an Off-Menu Waiver to allow five (5) stories in lieu of the permitted three (3) stories.
  - e. Pursuant to Section 12.22-A,25(g)(3), an Off-Menu Waiver to allow a side yard setback of 2'0" in lieu of the otherwise required 8'0" adjacent to a "Pedestrian Walk Street".
2. Pursuant to Section 13.08-E of the L.A.M.C., a Director's Determination for the West Pico Boulevard Community Design Overlay Plan.
3. Pursuant to Section 16.05 of the L.A.M.C., a Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration No. ENV-2015-2210-MND for the above referenced project.
5. Pursuant to Section 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines, adopt the Mitigation Monitoring Program for ENV-2015-2210-MND.

**Recommended Actions:**

1. Approve a 35% Density Bonus (with a set aside of 10%, nine (9) units, for Very Low Income households); a Density Bonus Parking Incentive (Parking Option 1) to allow one (1) parking space for the 0-1 bedroom units and two (2) parking spaces for the 2-3 bedroom units; and one (1) On-Menu Incentive and four (4) Off-Menu Waivers as follows:
  - a. An On-Menu Incentive to allow a building height of 56 feet in lieu of the otherwise permitted 45 feet on the portion of the building fronting Pico Boulevard.
  - b. An Off-Menu Waiver to allow Floor Area Ratio of 3 to 1, in lieu of the otherwise permitted 1.5 to 1.
  - c. An Off-Menu Waiver to waive transitional height limitations for the back portion of the building within 50-feet from the nearest R-1 zoned property.
  - d. An Off-Menu Waiver to allow five (5) stories in lieu of the permitted three (3) stories.
  - e. An Off-Menu Waiver to allow a side yard setback of 2'0" in lieu of the otherwise required 8'0" adjacent to a "Pedestrian Walk Street".
2. Approve a Director's Determination for the West Pico Boulevard Community Design Overlay Plan.
3. Approve a Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units.
4. Adopt the Findings.
5. Adopt Mitigated Negative Declaration No. ENV-2015-2210-MND for the above-referenced project.
6. Adopt the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2015-2210-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:** Oliver Netburn, Hearing Officer (213) 978-1382



8. [CPC-2014-491-VZC](#)  
CEQA: ENV-2014-492-MND  
Plan Area: Palms-Mar Vista-Del Rey

Council District: 11 – Bonin  
Expiration Date: 5-9-16  
Appeal Status: Appealable to City Council,  
ZC appealable by applicant only, if disapproved  
in whole or in part

**PUBLIC HEARING** – Completed on January 25, 2016

**Location:** 3960-3966 S. GRAND VIEW BOULEVARD

**Proposed Project:**

The proposed project includes the construction of a five-story, 51-unit Independent Living Senior Citizen Housing Development totaling 43,731 square feet. The proposed five-story building will be approximately 60 feet in height and will include one rooftop penthouse unit, two subterranean levels of parking and one level of ground floor parking to provide up to 67 vehicle parking spaces and 57 bicycle parking spaces. The project will provide a minimum of 8,214 square feet of open space. The project site consists of one vacant parcel that comprises approximately 17,000 square feet and has split zoning of M-1 and (T)(Q)R4-1 with a General Plan Designation of High Medium Residential.

**Requested Actions:**

1. Pursuant to Section 21082.1(c)(3) and 21081.6 of the California Public Resources Code, consideration of the Mitigated Negative Declaration No. ENV-2014-492-MND and the Mitigation Monitoring Program (MMP) for ENV-2014-492-MND, for the above referenced project.
2. Pursuant to LAMC Section 12.32.Q, a Vesting Zone Change from M1-1 (Limited Industrial Zone) to (T)(Q)R4-1 (Multiple Dwelling Zone) to permit the construction, use and maintenance of a five-story, Independent Living Senior Citizen residential building comprised of 51 dwelling units.

**Applicant:** Richard Lebby RJJ Construction and Development  
Representative: Lee Ambers, California Property Consultants

**Recommended Actions:**

1. Approve and recommend that the City Council adopt the Mitigated Negative Declaration No. ENV-2014-492-MND and the Mitigation Monitoring Program for the above referenced project.
2. Approve and recommend that the City Council adopt a Vesting Zone Change from the existing M1-1 zone to (T)(Q)R4-1VL zone, subject to the Conditions of Approval.
3. Adopt the Findings.
4. 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.

**Staff:** Sheila Gershon, Planning Assistant (213) 978-1376



The next scheduled regular meeting of the City Planning Commission will be held on:

**Thursday, April 28, 2016**

**VAN NUYS CITY HALL  
Council Chamber, 2<sup>nd</sup> Floor  
14410 Sylvan Street  
Van Nuys, CA 90401**

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