

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 24, 2016, after 8:30 a.m.
VAN NUYS CITYCOUNCIL 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 8:30 a.m.
Commissioners present: Ahn, Choe, Katz, Mack, Millman, Padilla-Campos, Perlman
Commissioners absent: Dake-Wilson

1. DIRECTOR'S REPORT

- A. Director of Planning Vince Bertoni gave the update on City Planning Commission Status Report.
 - 1. Ongoing Status Reports:
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update):
- B. Legal actions and rulings update: Deputy City Attorney Donna Wong had no report.
- C. Other items of interest:

2. COMMISSION BUSINESS

- A. Advance Calendar – Com. Mack planned absence on 4-28-16
- B. Commission Requests – Density Bonus (On-Menu Items)
- C. Minutes of Meeting – February 25, 2016 and March 10, 2016

Motion: To approve the Minutes of Meeting for February 25, 2016 and March 10, 2016.

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

Vote: 8 – 0

3. **PUBLIC COMMENT PERIOD**

Two speakers spoke.

4. **CPC-2015-2328-CA-GPA**
CEQA: ENV-2015-2329-CE
Plan Areas: All

Council Districts: All
Expiration Date: N/A
Appeal Status: Not appealable

PUBLIC HEARING

Location: CITYWIDE

Proposed Project:

A proposed ordinance amending Sections 12.21, 12.33, 17.03, 17.07, 17.12, 17.58, and 19.17 of the Los Angeles Municipal Code and a resolution amending the Public Recreation Plan of the Service Systems Element of the Los Angeles City General Plan to modernize the City's Park Fee (currently the Quimby and Finn fees) to mitigate park and open space impacts from residents of new residential projects.

Applicant: City of Los Angeles

Recommended Actions:

1. Adopt the staff report as its report on the subject.
2. Adopt the Findings.
3. Adopt the Categorical Exemption, ENV-2015-2329-CE as the CEQA clearance on the subject.
4. Approve the proposed ordinance and recommend its adoption by the City Council.
5. Approve the proposed resolution to amend the Public Recreation Plan, a portion of the Service Systems Element of the General Plan, and recommend its adoption by the City Council.

Staff: Kinikia Gardner (213) 978-1445

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

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

Vote: 7 – 0

5. **DIR-2014-4911-DB-1A**
CEQA: ENV-201-4912-CE
Plan Area: Palms-Mar Vista-
Del Rey-Palms

Council District: 5 – Koretz
Expiration Date: Not Provided
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 3748 – 3754 S. VETERAN AVENUE

Requested Actions:

1. An appeal of the entire Director's Determination approving a Density Bonus project totaling 15 dwelling units and one guest room, reserving at least 18 percent, or 2 dwelling units of the 11 base dwelling units permitted on the site, for Very Low Income household occupancy for a period of 55 years, with the following requested incentives:
 - a. Height. An increase in allowable maximum height from 45 feet to 56 feet.
 - b. Density Calculation. Allow the land required by dedication to be included as lot area for the purpose of calculating maximum density permitted.

Applicant: Behzad Javidzad
Appellant: Kwi-Nam Jung Lee

Recommended Actions:

1. Deny the Appeal.
2. Sustain the Determination of the Director of Planning approving two on-menu Density Bonus Affordable Housing Incentives to allow the construction of 15 residential dwelling units and one guest room.
3. Approve a technical correction to modify Condition 9 to read as follows: Height. The maximum height of the building shall be 56 feet 50 feet 11 inches.
4. Find that a Categorical Exemption, ENV-2014-4912-CE, is an adequate environmental clearance, pursuant to the California Environmental Quality Act (CEQA), Article 19 and Section 15332 of the California Public Resources Code.

Staff: Alan Como (213) 473-9985

Motion: To deny the appeal in part and grant the appeal in part. Sustain the action of the Director of Planning's approval with technical corrections.

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

Vote: 7 – 0

6. <u>CPC-2014-674-CU-ZV</u>	Council District: 6 – Martinez
CEQA: ENV-2013-3846-MND	Expiration Date: 3-25-16
Plan Area: Sun Valley-La Tuna Canyon	Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on December 14, 2015

Location: 8701, 8721, 8727, 8729, 8731, 8735, 8741, 8745 N. SAN FERNANDO ROAD

Proposed Project:

The applicant, Sun Valley Paper Stock, Inc. is requesting an increase to its existing Materials Recovery Facility (MRF) and Refuse Transfer Station operations, on an approximately 180,000 square-foot lot, to process up to 1,500 tons per day of recyclable material and other municipal solid waste. The material processed for recycling includes, but is not limited to, paper, glass, plastic, and

metal. In processing the recycling material, the facility also processes municipal solid waste. Both the recyclables and the municipal solid waste are then transferred from the site. The facility, under a previously approved entitlement on October 13, 2005, case CPC-2002-6068-CU-ZV, is currently allowed a maximum amount of 750 tons per day of material to be processed. No new construction or alteration of the existing 77,000 square feet of building space on-site is proposed as part of this requested project. The facility will continue to operate 24 hours per day, seven days per week. The applicant request under this instant case, if approved by City Planning Commission, will supersede City Planning Commission's approval under CPC-2002-6068-CU-ZV.

Applicant: Stephen A. Young, Sun Valley Paper Stock Inc.
Representative: Cynthia Liles, Clements Environmental

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (ENV-2013-3846-MND) for the above referenced Project.
2. Pursuant to Section 12.24-U.22 of the Los Angeles Municipal Code, a Conditional Use Permit, for the expansion of the existing MRF, to permit up to 1,500 tons per day of:
 - a) Recycling Materials Sorting in the M and MR Zones when the facility is not in compliance with all the performance conditions set forth in LAMC Section 12.21-A.18(e).
 - b) Recycling Materials Processing in the M2 and M3 Zones when the facility is not in compliance with all of the performance conditions set forth in LAMC Section 12.21-A.18(f).
3. Pursuant to Section 12.27-B of the Municipal Code, a Variance to permit an expansion of a Solid Waste Processing and Refuse Transfer Station which is otherwise not a permitted use in the M2 Zone (LAMC Section 12.19).

Recommended Actions:

1. Adopt the Mitigated Negative Declaration (ENV-2013-3846-MND) for the above referenced Project;
2. Approve a Conditional Use Permit to permit the expansion of Recycling Materials Sorting in the M and MR Zones up to a maximum of 900 tons per day inclusive of all other recycling and municipal solid waste operations, pursuant to Section 12.24-U.22 of the Los Angeles Municipal Code, for the subject property, subject to the Conditions of Approval.
3. Approve a Conditional Use Permit to permit the expansion of Recycling Materials Processing in the M2 and M3 Zones up to a maximum of 900 tons per day inclusive of all other recycling and municipal solid waste operations, pursuant to Section 12.24-U.22 of the LAMC, for the subject property, subject to the Conditions of Approval.
4. Approve a Zone Variance to permit an expansion of a Municipal Solid Waste Refuse Transfer Station otherwise not permitted in the M2 zone up to a maximum of 900 tons per day inclusive of all other recycling and municipal solid waste operations, pursuant to Section 12.27-B of the LAMC, for the subject property, subject to the Conditions of Approval.
5. Adopt the Findings.
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. 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 Notice and Determination (NOD) filing.

Staff: Thomas Glick (818) 374-5062
NO ACTION WAS TAKEN ON THIS ITEM

7. **CPC-2013-3862-CDO-ZC**
CEQA: ENV-2013-3863-ND
Plan Area: Sherman Oaks-Studio City-
Toluca Lake-Chauenga Pass

Council District: 4 – Ryu
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING

Location: The area consists of the parcels fronting on Riverside Drive generally bound by Sancola to the west, Clybourn Avenue to the east, the Ventura SR 134 Freeway to the north, and the Single Family neighborhood south of Alley B to the south.

Proposed Project:

The adoption of the Toluca Lake Village Community Design Overlay (CDO) Development Regulations and Design Guidelines and Zone Change to accommodate for the associated Q-conditions which together apply restrictions for site planning; height and massing; building frontages; building design; and signage within the proposed boundary.

Requested Actions:

1. Pursuant to Section 13.08 E of the Municipal Code, the adoption of the Toluca Lake Village Community Design Overlay (CDO) Development Regulations and Design Standards.
2. Pursuant to Section 12.32(C) of the Los Angeles Municipal Code, a Zone Change to those parcels lying within the Toluca Lake Village CDO area from P-1-CDO to [Q] P-1-CDO, P-1VL-CDO to [Q]P-1VL-CDO, [Q]C2-1VL-CDO [Q]C2-1VL-CDO, [Q]C2-1VL-CDO-RIO to [Q]C2-1VL-CDO-RIO and [Q]RD3-1-CDO-RIO to [Q]RD3-1-CDO-RIO.
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the adoption of Negative Declaration No. ENV-2013-3863-ND.

Applicant: City of Los Angeles

Recommended Actions:

1. Approve the proposed Toluca Lake Village Community Design Overlay Development Regulations and Design Guidelines.
2. Approve and Recommend that the City Council Adopt the Zone Change Ordinance establishing the CDO Development Regulations as [Q], Qualified, Conditions from those parcels within the proposed district from P-1-CDO to [Q] P-1-CDO, P-1VL-CDO to [Q]P-1VL-CDO, [Q]C2-1VL-CDO [Q]C2-1VL-CDO, [Q]C2-1VL-CDO-RIO to [Q]C2-1VL-CDO-RIO and [Q]RD3-1-CDO-RIO to [Q]RD3-1-CDO-RIO.
3. Approve and Recommend that the City Council Adopt Negative Declaration No. ENV-2013-3863-ND.
4. Adopt the Findings.

Staff: Christine Saponara (213) 978-1363

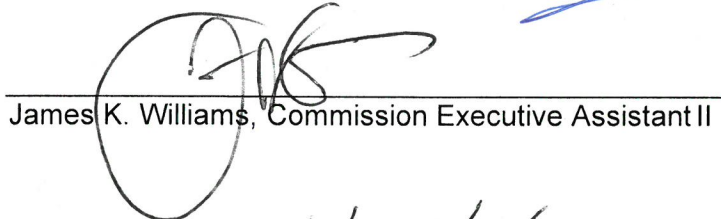
Motion: To approve the project as recommended by staff.

Moved: Ambroz
Seconded: Millman
Ayes: Ahn, Choe, Katz, Millman, Padilla-Campos, Perlman
Absent: Dake-Wilson, Mack
Vote: 7 – 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 12:05 am.



David H. Ambroz, Commission President



James K. Williams, Commission Executive Assistant II

Adopted: 4/28/16