

**CITY PLANNING COMMISSION  
REGULAR AGENDA MEETING  
THURSDAY, MAY 23, 2019 after 8:30 a.m.  
VAN NUYS CITY COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR  
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91410**

Samantha Millman, President  
Vahid Khorsand, Vice President  
David H. Ambroz, Commissioner  
Caroline Choe, Commissioner  
Helen Leung, Commissioner  
Karen Mack, Commissioner  
Marc Mitchell, Commissioner  
Veronica Padilla-Campos, Commissioner  
Dana Perlman, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Shana M. M. Bonstin, Deputy Director  
Tricia Keane, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant

[cpc@lacity.org](mailto:cpc@lacity.org)

(213) 978-1299

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS**

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the Los Angeles City Planning Commission Rules and Operating Procedures which is posted online at [https://planning.lacity.org/CPC\\_PoliciesAndAdvisoryNotices.html](https://planning.lacity.org/CPC_PoliciesAndAdvisoryNotices.html). All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) written pages plus accompanying photographs. Fifteen (15) hard copies must be submitted the day of the meeting. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the CPC, and will not be included in the official administrative record for the item at issue.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [per.planning@lacity.org](mailto:per.planning@lacity.org).

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

Agendas, Draft and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "City Planning Commission", "Agendas" under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

***Información en español acerca de esta junta puede ser obtenida Llamando al (213) 978-1300***

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Update on City Planning Commission Status Reports and Active Assignments
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – May 9, 2019

2. **NEIGHBORHOOD COUNCIL PRESENTATION**

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

3. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, 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.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

4. **RECONSIDERATIONS**

- MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **CONSENT CALENDAR** (No items)

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

6. [CPC-2017-1961-CU](#)  
CEQA: ENV-2017-1960-CE  
Plan Area: Van Nuys- North Sherman Oaks

Council District: 2 – Krekorian  
Last Day to Act: 05-23-19

**PUBLIC HEARING** – Completed February 11, 2019

**PROJECT SITE:** 14011 West Archwood Street

**PROPOSED PROJECT:**

Conversion of an existing 3,358 square-foot single-family dwelling into a congregate living health facility with up to 12 beds. The facility will operate 24 hours a day with a staff of four employees and will provide a total of six on-site parking spaces and four bicycle spaces.

**REQUESTED ACTIONS:**

1. Determine based on the whole of the administrative record, that the project is exempt from the CEQA pursuant to State CEQA Guidelines, Section 15332, (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Section 12.24 U.12 of the Los Angeles Municipal Code, a Conditional Use to permit a 12-bed congregate living health facility in the R1-1 Zone.

**Applicant:** Sona Undzhyan / Archwood House CLHF, Inc.  
Representative: Benjamin Fiss / Pacific Zoning, LLC

**Staff:** Marianne King, City Planning Associate  
[marianne.king@lacity.org](mailto:marianne.king@lacity.org)  
(818) 374-5059

7. [VTT-69976-SL-1A](#)  
CEQA: ENV-2007-3083-EIR (SCH No. 2007121012)  
Plan Area: Sunland-Tujunga-Lake View Terrace  
Shadow Hills-East LaTuna Canyon  
Related Case: CPC-2007-3082-VZC-SPR-SPP

Council District: 7 – Rodriguez  
Last Day to Act: 05-23-19

**PUBLIC HEARING** – Completed November 28, 2018

**PROJECT SITE:** 6433, 6401, 6555, and 6635 West La Tuna Canyon Road; 9201, 9315 North Tujunga Canyon Boulevard; APNs: 2572021017, 257202016, 2572021020, 2572021021, 2572025006, 2572028030, 2572028032, and 2572028031.

**PROPOSED PROJECT:**

Merger and resubdivision for the construction, use and maintenance of the following: a private street; the construction of 215 residential lots comprised of Lots 1-208 as small lots; Lots 209-215 as single-family homes, with a maximum height of 30 feet. On the proposed zones RD5-1 and R1-1 from A1-1 and RA-1; Lots 222 through 235 proposed as private open space, a dedicated historical cultural monument site on Lot 223, a community center, and associated guest parking. The Project includes the removal of 39 protected trees.

**APPEAL:**

Appeal of the February 19, 2019, Advisory Agency's determination which:

1. Certified the 6433 La Tuna Canyon Road Project EIR, including the Draft EIR dated May 2009, RP-DEIR dated December 2015 and September 2017, the Final EIR dated September 2018, and Erratas, dated November 2018, February 2019 and May 2019, and adopted the

- Environmental Findings, and the Mitigation Monitoring Program prepared for the 6433 La Tuna Canyon Road Project EIR; and
2. Approved, pursuant to Section 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map to permit the merger and resubdivision for the construction, use and maintenance of private roads, a private street and the construction of 215 residential lots comprised of Lots 1-208 as small lots, and Lots 209-215 as single-family homes.

**Applicant:** Howard Einberg, Snowball West Investments LP  
Representative: Fred Gaines and Kimberly Rible, Gaines and Stacey LLP

**Appellant:** Barbara Carter, Protecting Our Foothill Community

**Staff:** Elva Nuño-O'Donnell, City Planner  
[elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)  
(818) 374-5066

8. **CPC-2007-3082-VZC-SPR-SPP** Council District: 7 – Rodriguez  
CEQA: ENV-2007-3083-EIR (SCH No. 2007121012) Last Day to Act: 05-23-19  
Plan Area: Sunland-Tujunga-Lake View Terrace  
Shadow Hills-East LaTuna Canyon  
Related Case: VTT-69976-SL-1A

**PUBLIC HEARING** – Completed November 28, 2018

**PROJECT SITE:** 6433, 6401, 6555, and 6635 West La Tuna Canyon Road; 9201, 9315 North Tujunga Canyon Boulevard; APNs: 2572021017, 2572021016, 2572021020, 2572021021, 2572025006, 2572028032, 2572028030 and 2572028031.

**PROPOSED PROJECT:**

Original Project: Demolition of nine existing structures totaling 9,650 square feet, for the construction of 229 small lot units on a 56.7-acre site. The development will be a private community with gated access and private roads. Lot sizes will range from 2,560 to 10,720 square feet in area. Lot widths will range from 32 feet to 40 feet: 84 lots will have a width of 32 feet, 80 lots will have a width of 35 feet, and 65 lots will have a width of 40 feet. The proposed homes will range in size from 1,800 to 2,700 square feet in building area and will have a maximum height of 30 feet or two-stories. Two basic models are proposed: 137 units will have four bedrooms while 92 will have five bedrooms. Each home will have a two-car garage. The proposed 229 homes will be built in two locations. 211 units will be built in the southeast corner of the Project Site on the portion occupied by the Verdugo Hills Golf Course\*. Additionally, 18 homes will be built on the northern portion of the site, between the Verdugo Wash right-of-way on the west and Tujunga Canyon Boulevard on the east.

Recommended Alternative: Alternative 6(a) “Reduced Walkable Village”: All residential development consisting of 215 homes on the 57.45-acre Project Site after the proposed dedication. Lot sizes would range from 2,768 to 10,530 square-feet in area. The proposed homes would range in size from 1,800 to 2,700 square-feet in building area and a maximum height of 30 feet or two stories. Each single-family detached home would have a two-car garage. Proposed Lot 223 would be the designated Historic Cultural Monument area.

**Note:** The original Project was filed at the time when the Verdugo Golf Course was in operation. Subsequently, the golf course ceased operations in December 2016. In both scenarios, the golf course in operation and the closure of the golf course, were fully analyzed in the EIR’s relevant impact sections.

**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-2007-3083-EIR, SCH No. 2007121012 which includes the Draft EIR dated May 2009, RP-DEIR dated December 2015 and September 2017, the Final EIR dated September 2018, and Erratas, dated November 2018, February 2019 and May 2019, for the above-referenced project;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the EIR;
4. Pursuant to Sections 12.32 F and 12.32 Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change and Height District Change from A1-1 and RA-1 to [T][Q]RD5-1 and RA-1 to R1-1;
5. Pursuant to LAMC Section 16.05, Site Plan Review for a residential development project greater than 50 units; and
6. Pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan.

**Applicant:** Howard Einberg, Snowball West Investments LP  
Representative: Fred Gaines and Kimberly Rible, Gaines and Stacey LLP

**Staff:** Elva Nuño-O'Donnell, City Planner  
[elva.nuno-odonnell@lacity.org](mailto:elva.nuno-odonnell@lacity.org)  
(818) 374-5066

9. [CPC-2018-5459-CU-SPR](#) Council District: 3 – Blumenfield  
CEQA: ENV-2018-5460-CE Last Day to Act: 06-17-19  
Plan Area: Canoga Park - Winnetka-Woodland Hills – West Hills

**PUBLIC HEARING** – Completed April 2, 2019

**PROJECT SITE:** 22430 West Oxnard Street and 5975 North Shoup Avenue

**PROPOSED PROJECT:**

Modernization of a former private school into a public charter school serving grades TK-12 with an enrollment of 850 students.

**REQUESTED ACTIONS:**

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15305, Class 1 and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Sections 12.24 T and 12.24 U.24 of the Los Angeles Municipal Code, a Vesting Conditional Use to allow the use and maintenance of a public charter school for grades TK through 12 in the A1-1 Zone.

**Applicant:** Joseph Herzog, Ivy Academia Entrepreneurial Charter School  
Representative: Lisa Kolieb, Akerman LLP

**Staff:** Jordann Turner, City Planner  
[jordann.turner@lacity.org](mailto:jordann.turner@lacity.org)  
(213) 978-1365

10. [DIR-2018-6996-TOC-1A](#)  
CEQA: ENV-2018-6997-CE  
Plan Area: West Los Angeles

Council District: 5 – Koretz  
Last Day to Act: 05-27-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1444-1450 South Rexford Drive

**PROPOSED PROJECT:**

Transit Oriented Communities Affordable Housing Incentive Program for a Tier 3 project totaling 29 dwelling units, reserving three units for Extremely Low Income Household occupancy for a period of 55 years, and requesting two additional incentives. New construction consists of a five-story, 58-foot tall, 37,807 square foot multi-family residential building providing 49 parking spaces and 32 bicycle parking spaces within two levels of subterranean parking, and requires a haul route for the export of approximately 12,842 cubic yards of earth. Two existing single-family dwellings will be demolished.

**APPEAL:**

A partial appeal of the March 27, 2019, Planning Director’s determination which:

1. Determined based on the whole of the administrative record, that the Project is exempt from the CEQA pursuant to State CEQA Guidelines, Section 15332, Article 19 (Class 32), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approved, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code, a Transit Oriented Communities Compliance Review for a project totaling 29 dwelling units, reserving three units for Extremely Low Income Household occupancy for a period of 55 years, with the following requested incentives:
  - a. Yard/Setback. A 30 percent decrease for both side yard setbacks, allowing five feet eight inches in lieu of the minimum eight feet required in the R3 Zone; and
  - b. Height. A 22-foot increase in the building height, allowing 58 feet in lieu of the maximum of 36 feet, permitted in the [Q]R3-1 Zone.

**Applicant:** Morad Harouni, Rexford House LLC  
Representative: Jonathan Riker, Ervin Cohen & Jessup LLC

**Appellant:** Sanford Spielman

**Staff:** Jason Chan, City Planner  
[jason.chan@lacity.org](mailto:jason.chan@lacity.org)  
(213) 978-1310

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

**Thursday, June 13, 2019**  
Los Angeles City Hall  
Council Chamber, Room 340  
200 North Spring Street  
Los Angeles, CA 90012

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **7 days prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at [cpc@lacity.org](mailto:cpc@lacity.org).