

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, MAY 23, 2019
VAN NUYS CITY COUNCIL CHAMBERS
14410 SYLVAN STREET, 2ND FLOOR
VAN NUYS, CALIFORNIA 91401

MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: UNDER General Info, **SELECT COMMISSIONS & HEARINGS, CITY PLANNING COMMISSION, AGENDAS**, LOCATE THE COMMISSION MEETING DATE AND **SELECT THE AUDIO**” BUTTON.

Commission President Samantha Millman called the regular meeting to order at 8:35 a.m. with Commission Vice President Vahid Khorsand and Commissioners, Caroline Choe, Helen Leung, Karen Mack, Marc Mitchell, Veronica Padilla-Campos and Dana Perlman in attendance.

Commissioner David H. Ambroz was not in attendance.

Also in attendance were Vince Bertoni, Planning Director, Lisa Webber, Deputy Planning Director and Amy Brothers, Deputy City Attorney. Commission Office staff present were Cecilia Lamas, Commission Executive Assistant, Irene Gonzalez, Commissioner Office Manager and Marcos G. Godoy, Office Service Assistant.

ITEM NO. 1

DIRECTOR’S REPORT AND COMMISSION BUSINESS

- Vince Bertoni, Director of Planning gave a brief update on the following:
 - The City Planning Department is on the third series for Planning 101, which focuses on California Environmental Quality Act (CEQA). The series will conclude with a webinar scheduled for Wednesday, May 29, 2019.
- Vince Bertoni, Director of Planning welcomed Commissioner Helen Leung to the City Planning Commission.
- Amy Brothers, Deputy City Attorney, had no report.
- There were no requests by the any of the Commissioners.

Commissioner Perlman was not at the dais during the vote for approval of the Minutes of Meeting May 9, 2019.

- Minutes of Meeting:
Commissioner Padilla-Campos moved to approve the Minutes of Meeting May 9, 2019.
Commissioner Khorsand seconded the motion and the vote proceeded as follows:

Moved: Padilla-Campos
Second: Khorsand

Ayes: Choe, Mack, Millman, Mitchell
Abstain: Leung
Absent: Ambroz, Perlman

Vote: 6 – 1

MOTION PASSED

President Millman recessed the meeting at 9:10 a.m. The meeting reconvened at 9:25 a.m. with Commissioners Choe, Khorsand, Leung, Mack, Mitchell, Padilla-Campos and Perlman in attendance.

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

There were no Neighborhood Council presentations.

ITEM NO. 3

GENERAL PUBLIC COMMENT

One speaker addressed the Commission during general public comment.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsideration.

ITEM NO. 5

CONSENT CALENDAR

There were no items on the Consent Calendar.

Commissioner Perlman was not at the dais during the vote for Item No. 06.

ITEM NO. 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

IN ATTENDANCE:

Marianne King, City Planner, Sarah Hounsell, City Planner, Michelle Levy, Senior City Planner and Blake Lamb, Principal Planner representing the Department; Benjamin Fiss, Pacific Zoning, LLC, representing the applicant; and Adrienne Asadoorian representing the Office of Councilmember Krekorian.

MOTION:

Commissioner Khorsand moved to continue Item No. 06. The action was seconded by Commissioner Mack and the vote proceeded as follows:

Moved: Khorsand
Second: Mack
Ayes: Choe, Leung, Millman, Mitchell, Padilla-Campos
Absent: Ambroz, Perlman

Vote: 7 - 0

MOTION PASSED

President Millman recessed the meeting at 10:08 a.m. The meeting reconvened at 10:13 a.m. with Commissioners Choe, Khorsand, Leung, Mack, Mitchell, Padilla-Campos and Perlman in attendance.

President Millman took Item No. 09 out of order.

ITEM NO. 9

CPC-2018-5459-CU-SPR

CEQA: ENV-2018-5460-CE

Plan Area: Canoga Park – Winnetka
Woodland Hills – West Hills

Council District: 3 – Blumenfield

Last Day to Act: 06-17-19

PUBLIC HEARING – Completed April 2, 2019

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

IN ATTENDANCE:

Jordann Turner, City Planner, Nicholas Hendricks, Senior City Planner, representing the Department; Lisa Kolieb, Akerman LLP, representing the applicant; and Andrew Pennington representing the Office of Councilmember Blumenfield.

MOTION:

Commissioner Choe put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

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

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;
2. Approve, pursuant to Sections 12.24 T and 12.24 U.24, of the Los Angeles Municipal Code (LAMC), a Vesting Conditional Use to allow the establishment of a new public charter school with a total enrollment of 850 students serving grades K-12 in the A1-1 Zone;
3. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a change of use which results in a net increase of 1,000 or more daily trips;
4. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated May 22, 2019; and
5. Adopt the Findings.

Commissioner Perlman seconded the motion, and offered an amendment. Commissioner Choe agreed to the amendment and the vote proceeded as follows:

Moved: Choe
Second: Perlman
Ayes: Khorsand, Leung, Mack, Millman, Mitchell, Padilla-Campos
Absent: Ambroz

Vote: 8 – 0

MOTION PASSED

President Millman re-opened Item No. 06 to incorporate a "Date Certain" in the previous motion presented.

ITEM NO. 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

MOTION:

Commissioner Millman moved to reconsider Item No. 06. The action was seconded by Commissioner Khorsand and the vote proceeded as follows:

Moved: Millman
Second: Khorsand
Ayes: Choe, Leung, Mack, Mitchell, Padilla-Campos
Absent: Ambroz, Perlman

Vote: 7 - 0

MOTION PASSED

MOTION:

Commissioner Millman moved to continue Item No. 06 to a date certain of July 25, 2019. The action was seconded by Commissioner Padilla-Campos and the vote proceeded as follows:

Moved: Millman
Second: Padilla-Campos
Ayes: Choe, Khorsand, Leung, Mack, Mitchell
Absent: Ambroz, Perlman

Vote: 7 - 0

MOTION PASSED

Commissioner Perlman left the meeting at approximately 11:21 a.m.

Commissioner Mack left the meeting at approximately 11:26 a.m.

President Millman announced that the Item Nos. 07 and 08 would be heard together as they pertain to the same project, but separate motions would be taken.

ITEM NO. 07**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 HELD

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.

IN ATTENDANCE:

Elva Nuño-O'Donnell, City Planner, Heather Bleemers, Senior City Planner, representing the Department; Fred Gaines and Kimberly Rible, Gaines and Stacey LLP, representing the applicant; Barbara Carter, appellant; and Humberto Quintana representing the Office of Councilmember Rodriguez.

Before deliberation, President Millman recessed the meeting at 12:02 p.m. The meeting reconvened at 12:11 p.m. with Commissioners Choe, Khorsand, Leung, Mitchell and Padilla-Campos in attendance.

MOTION:

Commissioner Khorsand put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

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.

1. Find the City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR, No. ENV-2007-3083-EIR (SCH No. 2007121012), dated May 2009, RP-DIER dated December 2015 and September 2017, Final EIR dated September 2018, and Erratas dated November 2018, February 2019 and May 2019 (La Tuna Canyon Road EIR), as well as the whole of the administrative record;

CERTIFY the following:

- a. The 6433 La Tuna Canyon Road Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The 6433 La Tuna Canyon Project EIR was presented to the City Planning Commission as a decision-making body of the lead agency;
- c. The 6433 La Tuna Canyon Project EIR reflects the independent judgment and analysis of the lead agency.

ADOPT the following:

- a. The related and prepared 6433 La Tuna Canyon Road Environmental Findings;
 - b. The Mitigation Monitoring Program prepared for the 6433 La Tuna Canyon Road EIR (Exhibit B); and
2. Deny the appeal and sustain the February 19, 2019, Deputy Advisory Agency's determination to approve, pursuant to the Los Angeles Municipal Code Section 17.15, Vesting Tentative Tract Map No. 69976-SL for the Project;
 3. Adopt the Conditions of Approval; and
 4. Adopt the Findings.

Commissioner Padilla-Campos seconded the motion and the vote proceeded as follows:

Moved: Khorsand

Second: Padilla-Campos

Ayes: Choe, Leung, Millman, Mitchell

Absent: Ambroz, Mack, Perlman

Vote: 6 – 0

MOTION PASSED

ITEM NO. 08**CPC-2007-3082-VZC-SPR-SPP**

CEQA: ENV-2007-3083-EIR (SCH No. 2007121012)

Plan Area: Sunland – Tujunga – Lake View Terrace

Shadow Hills – East LaTuna Canyon

Related Case: VTT-69976-SL-1A

Council District: 7 – Rodriguez

Last Day to Act: 05-23-19

PUBLIC HEARING – Completed April 2, 2019

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.

IN ATTENDANCE:

Elva Nuño-O'Donnell, City Planner, Heather Bleemers, Senior City Planner, representing the Department; Fred Gaines and Kimberly Rible, Gaines and Stacey LLP, representing the applicant; and Humberto Quintana representing the Office of Councilmember Rodriguez.

MOTION:

Commissioner Khorsand put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

Construction of an all residential development consisting of up to 215 homes on a 57.45-acre Project Site. 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 (two stories). Each single-family detached home would have a two-car garage. Proposed Lot 223 would be the designated Historic Cultural Monument area.

1. Find, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified Environmental Impact Report No. EIR No. ENV-2007-3083-EIR (SCH No. 2007121012), (Draft EIR dated May 2009, RP-DEIRs dated December 2015 and September 2017, Final EIR dated September 2018, and Errata dated November 20, 2018, November 26, 2018, February 15, 2019 and May 14, 2019), certified on February 19, 2019; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Approve and recommend that the City Council approve, pursuant to Sections 12.32 F and 12.32 Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change to change a portion of the project site from A1-1 and RA-1 to (T)(Q)RD5-1; and RA-1 to R1-1, subject to the attached conditions of approval;
3. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for a residential development project greater than 50 units;
4. Approve, Pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review with the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan;
5. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated May 21, 2019; and
6. Adopt the Findings.

Commissioner Padilla-Campos seconded the motion and the vote proceeded as follows:

Moved: Khorsand
Second: Padilla-Campos
Ayes: Choe, Leung, Millman, Mitchell
Absent: Ambroz, Mack, Perlman

Vote: 6 – 0

MOTION PASSED

ITEM NO. 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 HELD

PROJECT SITE: 1444-1450 South Rexford Drive

IN ATTENDANCE:

Jason Chan, City Planner, Faisal Roble, Principal City Planner, representing the Department; Jonathan Riker, Ervin Cohen & Jessup LLC, representing the applicant; and Sanford Spielman, appellant.

MOTION:

Commissioner Khorsand put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

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 47 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.

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. Deny the appeal and sustain the March 27, 2019, Planning Director's determination to 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;
3. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated May 21, 2019; and
4. Adopt the Findings.

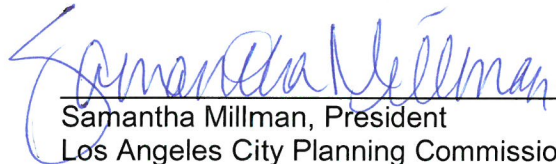
Commissioner Choe seconded the motion and the vote proceeded as follows:

Moved: Khorsand
Second: Choe
Ayes: Leung, Millman, Mitchell, Padilla-Campos
Absent: Ambroz, Mack, Perlman

Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission, the meeting adjourned at 1:32 p.m.



Samantha Millman, President
Los Angeles City Planning Commission



Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

JUN 13 2019

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**