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**LOS ANGELES CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 28, 2016, after 8:30 a.m.
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

David H. Ambroz, President
Renee Dake Wilson, AIA, Vice President
Robert L. Ahn, Commissioner
Caroline Choe, Commissioner
Richard Katz, Commissioner
John W. Mack, Commissioner
Samantha Millman, Commissioner
Dana Perlman, Commissioner
Marta Segura, MPH, Commissioner

Michael J. LoGrande, Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM Nos. 6, 7 and 8.

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 10 of the Los Angeles City Planning Commission Rules and Operating Procedures, a copy of which is posted online at <http://cityplanning.lacity.org/Forms/Procedures/CpcPolicy.pdf>. Day of hearing submissions (20 copies must be provided) are limited to 2 pages plus accompanying photographs. 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. TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

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 Policies and Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date 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 three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at CPC@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 No. Main Street, Los Angeles, California, and are accessible through the Internet at www.planning.lacity.org. **Click the Meetings and Hearings" link. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.**

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

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 – January 14, 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.)

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-PUBLIC HEARING 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.

Individual testimony within the public comment period shall be limited as follows:

- (a) For non-agendized matters, up to five (5) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to three (3) minutes per person and up to ten (10) minutes per subject. PUBLIC COMMENT FOR THESE ITEMS WILL BE DEFERRED UNTIL SUCH TIME AS EACH ITEM IS CALLED FOR CONSIDERATION. The Chair of the Commission may allocate the number of speakers per subject, the time allotted each subject, and the time allotted each speaker.

4. [CPC-2015-2664-CU](#)
CEQA: ENV-2004-164-EIR-ADD1
SCH# 320044011102
Plan Area: Chatsworth-Porter Ranch

Council District: 12 – Englander
Expiration Date: 1-28-16
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on November 9, 2015

Location: 20765 – 20835 RINALDI STREET

Proposed Project:

The Project involves the continued Phase III development of the Sierra Canyon Secondary School Campus, with modifications to the campus plan previously approved in 2006 and the addition of a new parcel into the campus. Modifications from the previous approval primarily include transferring 4,000 square feet of floor area originally proposed for the Administration Building to the Athletics Building and the Performing Arts Center, and relocating some of the proposed parking to an adjacent 1.6-acre parcel. The proposed development would result in the construction of an 11,276 square-foot Administration Building, a 32,785 square-foot Performing Arts Center, a 1,000 square-foot canopy addition to the existing Athletics Building, a new surface parking lot with 145 parking spaces, and 19 additional parking spaces within the existing open air parking garage below the existing Classroom Building. The Project proposes to dedicate and improve an equestrian trail through the site. The Project also includes a Haul Route for the export of 1,000 cubic yards of dirt.

The Project would not include any modifications from the previous 2006 approval in regards to student enrollment, general building layout, total number of parking spaces, maximum seat capacities within the Athletics Building and Performing Arts Center, permitted hours of operation, special events, building heights, or approved and existing driveway locations.

Requested Actions:

1. Pursuant to Section 12.24-U.24(b) of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a private secondary school in the A2-1 (Agricultural) and RE11-1 (Residential Estate) zones, with a maximum enrollment of 550 students (grades 7 through 12), modifying the previous conditions of approval established under Case No. CPC-2005-6118-VCU-SPR.
2. Pursuant to Section 21082.1(c) of the California Public Resources Code (California Environmental Quality Act), consideration of the Addendum to the certified Environmental Impact Report No. **ENV-2004-164-EIR**.

Applicant: Brad Boyajian, Sierra Canyon High School Foundation
Representative: Lesa A. Slaughter

Recommended Actions:

1. Adopt the Addendum to the certified Environmental Impact Report No. **ENV-2004-164-EIR-ADD1**.
2. Adopt the Mitigation Monitoring Program, as applicable to the Project (Exhibit E), and as provided in the environmental evaluation of the Addendum to the certified Environmental Impact Report.
3. Approve a Conditional Use, contingent upon the establishment of an approved grading management plan, or a similar instrument, in conjunction with the Department of Water and Power, for a private secondary school in the A2-1 (Agricultural) and RE11-1 (Residential Estate) zones, with a maximum enrollment of 550 students (grades 7 through 12), with the Conditions of Approval.
4. Adopt the Findings.
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 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: Milena Zasadzien, City Planning Associate (818) 374-5054

5. **CPC-2014-2016-GPA-ZC**

CEQA: ENV-2014-2017-MND

Plan Area: Mission Hills-Panorama City-North Hills

Council District: 6 – Martinez

Expiration Date: 1-28-16

Appeal Status: ZC appealable by applicant only, if disapproved in whole or in part

PUBLIC HEARING – Completed on February 24, 2015

Location: 9763 N. VESPER AVENUE, 9768 N. CEDROS AVENUE

Proposed Project:

The demolition of a single-family dwelling, and the construction of 27 new detached single-family dwellings, each two stories in height with a two-car garage, located on 26 small-lots along Vesper Avenue and 1 single-family lot along Cedros Avenue within a 1.5 acre site.

Requested Actions:

1. Pursuant to Section 21082.1 of the California Public Resources Code, Mitigated Negative Declaration No. **ENV-2014-2017-MND** for the above referenced project.
2. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment from Low Residential to Low Medium II Residential.
3. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from RS-1 (Suburban Zone) to (T)(Q)RS-1 (Suburban Zone) and (T)(Q)RD2-1 (Restricted Density Multiple Dwelling Zone).

Applicant: Matias R. Meza

Recommended Actions:

1. Adopt the Mitigated Negative Declaration and accompanying Mitigation Monitoring Program No. **ENV-2014-2017-MND**.
2. Approve and Recommend that the City Council approve a General Plan Amendment to the Mission Hills-Panorama City-North Hills Community Plan from Low Residential to Low Medium II Residential for a portion of the subject property.
3. Approve and Recommend that the City Council approve a Zone Change from RS-1 to (T)(Q)RS-1 and (T)(Q)RD2-1 for the subject property, for a modified project of 25 new detached single family dwellings, located on 24 small-lots along Vesper Avenue and 1 single-family lot along Cedros Avenue, with the Conditions of Approval.
4. Adopt the Findings.
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.

Staff: Milena Zasadzien, City Planning Associate (818) 374-5054

6. [DIR-2015-3160-DB-1A](#) Council District: 4 – Ryu
CEQA: ENV-2015-3159-CE Expiration Date: 1-28-16
Plan Area: Van Nuys- N. Sherman Oaks Appeal Status: Not further appealable

PUBLIC HEARING

Location: 14934 W. BURBANK BOULEVARD

Proposed Project:

Density Bonus Compliance for a multi-family apartment project reserving at least 11 percent, or one (1) dwelling unit of the eight (8) total “base” dwelling units permitted on the site, for Very Low Income tenants/owners for a period of 55 years, that proposes the construction of 11 total dwelling units, subject to the attached conditions of approval, with the following on-menu incentive:

- a. Front Yard Setback. A 13.34 percent (i.e., two (2)-foot) decrease in the required front yard setback, from 15 feet to 13 feet.

Requested Actions:

An appeal of the Director of Planning’s Approval of one (1) on-menu Density Bonus Affordable Housing Incentive pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25. Consideration of Categorical Exemption No. **ENV-2015-3159-CE**.

Applicant: AGHA John Property, LLC
Representative: David Soferi

Appellant: Belinda Jacobs

Recommended Actions:

- 1. Deny the Appeal of the Approval of one (1) on-menu Density Bonus Affordable Housing Incentive.
- 2. Sustain the Determination of the Director of Planning approving one (1) on-menu Density Bonus Affordable Housing Incentive to allow the construction of 11 residential dwelling units.
- 3. Find that the project is categorically exempt. Categorical Exemption No. **ENV-2015-3159-CE** was filed with this case, pursuant to the California Environmental Quality Act (CEQA) and Section 15332 of the California Public Resources Code.

Staff: Courtney Shum, (818) 374-5058

7. [VTT-62367-M3-1A](#) Council District: 14 – Huizar
CEQA: ENV-2005-1674-MND-REC1 (Addendum) Expiration Date: 1-28-16
Plan Area: Central City Appeal Status: Further appealable to
Related Case: DIR-2015-97-SPR-1A City Council

PUBLIC HEARING

Location: 901 S. FLOWER STREET, 700 W. 9TH STREET

Proposed Project:

The project involves the construction, use and maintenance of 341 residential condominium units and 11,687 square feet of neighborhood-serving retail, as the final phase of a three-phase mixed-use development totaling 689 residential condominium units, and 22,963 square feet of commercial uses. Lot No. 1 contains 77 residential condominium units and 2 commercial condominium units; Lot No. 2

contains 271 residential condominium units and 2 commercial condominium units; and, Lot No. 3 contains 341 residential condominium units and 4 commercial condominium units. The total open space provided will be 52,743 square feet.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code Section 17.06, an appeal of the entire decision of the Advisory Agency's approval of the Modification of a Final Recorded Tract Map No. 62367.

Applicant: Thomas D. Warren, 900 South Figueroa Street Pad Investors
Representative: Jim Ries, Craig Lawson & Co.

Appellant: Sonny Astani, Astani Enterprises
Representative: John Bowman, Elikns, Kalt, Weintraub, et al, LLP

Recommended Actions:

1. Deny the appeal and sustain the decision of the Deputy Advisory Agency for the Modification of a Final Recorded Tract Map No. 62367.
2. 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.
3. 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, City Planning Associate (213) 978-1382

8. [DIR-2015-97-SPR-1A](#) Council District: 14- Huizar
CEQA: ENV-2005-1674-MND-REC1 (Addendum) Expiration Date: 1-28-16
Plan Area: Central City Appeal Status: Not further appealable
Related Case: VTT-62367-M3-1A

PUBLIC HEARING

Location: 901 S. FLOWER STREET, 700 W. 9TH STREET

Proposed Project:

The project involves the construction, use and maintenance of 341 residential condominium units and 11,687 square feet of neighborhood-serving retail, as the final phase of a three-phase mixed-use development totaling 689 residential condominium units, and 22,963 square feet of commercial uses. Lot No. 1 contains 77 residential condominium units and 2 commercial condominium units; Lot No. 2 contains 271 residential condominium units and 2 commercial condominium units; and, Lot No. 3 contains 341 residential condominium units and 4 commercial condominium units. The total open space provided will be 52,743 square feet.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code Section 16.05-H, an appeal of the Director's approval of a Site Plan Review for the construction, use and maintenance of 341 residential condominium units and 11,687 square feet of neighborhood-serving retail uses.
2. An appeal of the CEQA finding, including Addendum to the Mitigated Negative Declaration No. ENV-2005-1674-MND (Case No. ENV-2005-1674-MND-REC1) and the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2005-1674-MND.

Applicant: Thomas D. Warren, 900 South Figueroa Street Pad Investors
Representative: Jim Ries, Craig Lawson & Co.

Appellant #1: Sonny Astani, Astani Enterprises
Representative: John Bowman, Elikns, Kalt, Weintraub, et al, LLP

Appellant #2: Richard Alessi, Megan Alessi

Recommended Actions:

1. Deny the appeal and sustain the decision of the Director for the construction, use and maintenance of 341 residential condominium units and 11,687 square feet of neighborhood serving retail uses.
2. Find that the project was adequately assessed in Mitigated Negative Declaration No. ENV-2005-1674-MND and Addendum (Case No. ENV-2005-1674-MND-REC1) and that none of the conditions described in Section 15162 of the CEQA Guidelines exist requiring subsequent or supplemental environmental review.
3. 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.
4. 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, City Planning Associate (213) 978-1382

The next scheduled regular meeting of the City Planning Commission
will be held on **Thursday, February 11, 2016** at:

**Los Angeles City Hall
Public Works Board Room 350
200 N. 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 **72 hours prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at CPC@lacity.org.