

**LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, SEPTEMBER 28, 2017**

VAN NUYS CITY COUNCIL CHAMBERS
14410 SYLVAN STREET, 2ND FLOOR
VAN NUYS CALIFORNIA 91401

THESE MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. RECORDINGS ARE ACCESSIBLE ON THE INTERNET AT <http://planning.lacity.org>, OR MAY BE REQUESTED BY CONTACTING CENTRAL PUBLICATIONS AT (213) 978-1255.

Commission President David Ambroz called the regular meeting to order at 8:33 a.m. with Commission Vice President Renee Dake Wilson and Commissioners Vahid Khorsand, John Mack, Samantha Millman, Marc Mitchell and Dana Perlman in attendance. Commissioners Caroline Choe and Veronica Padilla-Campos were absent.

Also in attendance were Vincent Bertoni, Director of Planning, Kevin Keller, Executive Officer, Lisa Webber, Deputy Director of Planning, and Donna Wong, Deputy City Attorney. Commission Office staff present were James K. Williams, Commission Executive Assistant II, Cecilia Lamas, Senior Administrative Clerk and Rocky Wiles, Commission Office Manager

ITEM NO. 1

Commission President Ambroz moved the Director's Report portion of Item No. 1 to the end of the meeting. Deputy City Attorney, Donna Wong had no report.

ITEM NO. 2

COMMISSION BUSINESS:

MINUTES OF MEETING

Commission President Ambroz noted corrections and postponed the Minutes of September 14, 2017 to the next meeting.

Commissioner Ambroz moved to approve the corrected Minutes of October 13, 2017. The action was seconded by Commissioner Dake Wilson and the vote proceeded as follows:

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 3**NEIGHBORHOOD COUNCIL PRESENTATION:**

There were no statements submitted by Certified Neighborhood Councils.

ITEM NO. 4**PUBLIC COMMENT:**

No speakers addressed the Commission.

ITEM NO. 5a**RECONSIDERATIONS**

There were no requests.

CONSENT CALENDAR (No Items)

President Ambroz removed Item No. 6a from the Consent Calendar and opened the public hearing.

ITEM NO. 6a**[CPC-2016-4853-VCU-ZV-SPR](#)**

CEQA: ENV-2016-4854-MND

Plan Area: Encino–Tarzana

Council District: 5 – Koretz

Last Day to Act: 10-29-17

PUBLIC HEARING – Completed August 15, 2017

PROJECT SITE: 4966, 4971, 5031 North Alonzo Avenue;
5056 North Zelzah Avenue;
17840 West Santa Rita Street

IN ATTENDANCE:

Courtney Shum, City Planner, Charles Rausch Jr., Acting Zoning Administrator, representing the Planning Department; Craig Lawson of Craig Lawson & Co, representing the applicant.

MOTION:

Commissioner Dake Wilson put forth the actions below in conjunction with the approval of the following phased project, with modifications to the conditions of approval as stated on the record by the Commission:

Phased renovation and expansion of an existing private high school across two parcels currently improved with the Main Campus of Crespi Carmelite High School (at 4971 and 5031 North Alonzo Avenue, 5056 North Zelzah Avenue, and 17840 West Santa Rita Street) and an ancillary Priory building (at 4966 North Alonzo Avenue).

- The first phase includes the construction of a new Aquatic Center and the interim replacement of the existing lockers, bleachers, and weight room;
- The second phase includes the construction of an Classroom/Parking Structure containing four levels of parking (two subterranean and two above-ground) and one ground floor level of classrooms and offices as well as the construction of a new storage building;
- The third phase includes the demolition of the Multi-Purpose Building and interim bleachers constructed during the first phase and the construction of a new, three-story Sports Center with one basement level, bleachers and roof-top turf field;
- The fourth phase would include the renovation of the existing Priory, Classroom, and Fine Arts Buildings;

Upon completion of the proposed development, the project will result in a net increase of up to 79,637 square feet of floor area and provide a total of 309 parking spaces. The project will not increase student enrollment beyond the current authorized capacity of 700 students.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-4854-MND, ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **Find**, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Find**, the mitigation measures have been made enforceable conditions on the project; and **Adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;;
2. **Approve**, pursuant to Sections 12.24-T and 12.24-U,24(b), of the Los Angeles Municipal Code (LAMC), a Vesting Conditional Use to allow the continued operation, renovation, and expansion of an existing private high school in the RA Zone;
3. **Approve**, pursuant to LAMC Sections 12.24-F, 12.24-T, and 12.24-U,24(b), a Vesting Conditional Use to allow the following area and height deviations related to the expansion of an existing private high school in the RA-1 Zone:
 - a. Deviation from LAMC Section 12.21.1 to allow maximum building heights of 50 feet for the new proposed Classroom/Parking Structure and Sports Center on the Main Campus in lieu of the 36 feet otherwise permitted;
 - b. Deviation from LAMC Section 12.07-C,2 to allow a varying northerly side yard setback of the Main Campus along Santa Rita Street ranging from 6 feet, 10 inches to 14 feet in lieu of the otherwise required 14 feet;
 - c. Deviation from LAMC Section 12.07-C,2 to allow a varying southerly side yard setback of the Main Campus ranging from 10 feet, 10 inches to 14 feet in lieu of the otherwise required 14 feet;
 - d. Deviation from LAMC Section 12.07-C,3 to allow a varying rear yard setback of the Main Campus along Zelzah Avenue ranging from 12 feet, 10 inches to 25 feet in lieu of the otherwise required 25 feet;

4. **Approve**, pursuant to LAMC Section 12.27, a Zone Variance to allow relief from LAMC Section 12.26-E.5 to allow required parking spaces to be provided through the lease of off-site parking spaces, in lieu of covenant;
5. **Approve**, pursuant to LAMC Section 16.05, Site Plan Review for a development which creates or results in an increase of 50,000 gross square feet or more of non-residential floor area;
6. **Adopt** the Conditions of Approval as modified by the Commission; and
7. **Adopt** the Findings.

The action was seconded by Commissioner Perlman and the vote proceeded as follows:

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 7

CPC-1990-439-DA-M2

CEQA: ENV-1988-0026-SP-ZC-DA
Plan Area: Chatsworth-Porter Ranch

Council District: 12 – Englander
Last Day to Act: 09-28-17

PUBLIC HEARING – Completed August 15, 2017

PROJECT SITE: 19701 Rinaldi Street

IN ATTENDANCE:

Charles Rausch Jr., Acting Zoning Administrator, representing the Planning Department; Tom Stemnock, representing the applicant.

Prior to the motion, Commissioner Ambroz recessed the meeting at approximately 9:23 a.m. to allow staff to meet and discuss appropriate language to revise the equestrian staging area location to the Commission's satisfaction. The meeting was reconvened at 9:30 a.m. with Commissioners Dake Wilson, Vahid Khorsand, John Mack, Samantha Millman, Marc Mitchell and Dana Perlman present.

MOTION:

Commissioner Perlman put forth the actions below in conjunction with the approval of the following p, with modifications as stated on the record by the Commission:

Amendment of Development Agreement regarding Equestrian Staging Area, and extend term an additional 4 years.

1. **Recommend** that the City Council **find**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in EIR No. 88- 0026(SP)(ZC)(PA) SCH No.88050420 certified on July 10, 1990; and pursuant to CEQA Guidelines 15162 and 15164, and as supported by Addendums dated April 2000, September 2000, October 2006, and August 16, 2016, no major revisions are required to the EIR and no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. **Approve and recommend** that the City Council **approve** the amended Development Agreement between Porter Ranch Development Company and the City of Los Angeles adopted by Ordinance Nos. 166,068 and 171,568, with the following revision to the location of the Equestrian Staging Area:
“...within 1000-feet north or south of the 118 Freeway, between De Soto Avenue to the east and Topanga Canyon Boulevard to the west.”
3. **Adopt** the Findings.

The action was seconded by Commissioner Millman and the vote proceeded as follows:

Moved: Perlman
Seconded: Millman
Ayes: Khorsand, Mack, Mitchell, Dake Wilson
Nays: Ambroz
Absent: Choe, Padilla-Campos

Vote: 6 - 1

MOTION PASSED

ITEM NO. 1

DIRECTOR'S REPORT

The Director of Planning noted that the San Pedro Community Plan was adopted by the Planning and Land Use Management Committee. He then allowed Mr. Kevin Keller, Executive Officer, to give an update on Policy matters as follows:

- The Department has launched “Our LA 2040 Plan” which will be a series updates to six of the nine elements of the City’s General Plan. The elements are, open space, community assets and culture.

President Ambroz offered to be an advocate to help communicate the City’s initiatives to the community via his networks and social media. He suggested that other CPC Commissioners as well as Area Planning Commissioners also assist with this effort. He requested to have an update on how other policy initiatives, such as the Community Plan Update Program, ReCodeLA and Mobility 2035, fit together with this proposed General Plan Update;

- The Permanent Supportive Housing Ordinance will expand the supply of permanent supportive housing and homeless housing in conformance with Measure HHH adopted in November of 2016. The measure establishes 1.2 billion to construct permanent supportive housing in the next 10 years. The Department’s goal is to increase the number of approved units from 300 to 1000 units per year;


- The Interim Motel Conversion Ordinance, in conformance with Measure H, provides funding for supportive service funding and rental assistance funding. The Ordinance allows for motels to be converted into supportive housing on a temporary basis, by having property owners enter into a contract with the Los Angeles Homeless Services Authority (LAHSA);
- Update on the Assessment of Fair Housing Plan which is under the jurisdiction on the Housing Authority and is a condition for Cities receiving Federal funding. Mr. Keller outlined the Draft Plan's 6 main goals;
- Explained the relationship between TOC Guidelines, Measure JJJ and the Community Plan Updates;
- The Department is currently preparing the next batch of Community Plan Updates to be brought to the Commission by the end of 2018. The Plans are: Central City, Central City North, Boyle Heights and the Revised Hollywood Community Plan;
- The Southwest Valley Community Plan Updates will be coming to the Commission in late 2020.

Commissioner Ambroz left the meeting at approximately 10:00 a.m. Commissioner Dake Wilson chaired the meeting until its adjournment.

There being no further business to come before the City Planning Commission, the meeting adjourned at 10:07 a.m.



David Ambroz, President
Los Angeles City Planning Commission



Renee Dake Wilson, Vice President
Los Angeles City Planning Commission



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

OCT 12 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**