

PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, May 23, 2017

EDWARD R. ROYBAL BOARD OF PUBLIC WORKS SESSION ROOM, ROOM 350 -  
2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

**\*Or as soon thereafter as the Special Meeting adjourns.**

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR  
COUNCILMEMBER MARQUEECE HARRIS-DAWSON  
COUNCILMEMBER GILBERT A. CEDILLO  
COUNCILMEMBER MITCHELL ENGLANDER  
COUNCILMEMBER CURREN D. PRICE, JR.

(Sharon Dickinson - Legislative Assistant - (213) 978-1074)

(Zina Cheng - Legislative Assistant - (213) 978-1537)

(Written comments on agenda items may be submitted to [clerk.plumcommittee@lacity.org](mailto:clerk.plumcommittee@lacity.org))

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Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business

days notice is strongly recommended. For additional information, please contact the Legislative Assistant listed above.

MULTIPLE AGENDA ITEM COMMENT

GENERAL PUBLIC COMMENT

ITEM (1)  
NO.

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

ITEM (2)  
NO.

[16-1445](#)

CD 5 CONTINUED FROM 5/9/17

**TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 5/26/17**

Mitigated Negative Declaration, Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the West Los Angeles Area Planning Commission, and draft Ordinance relative to a Vesting Zone Change from R1-1 to (T)[Q]R3-1, for the demolition of an existing one-story, single-family home and the construction of four small lot two-story homes that are each 35 feet in height with a third-floor roof deck and stair to provide access, with a total floor area for the four residential units at approximately 7,490 square feet, including eight vehicle parking spaces, two per dwelling unit provided in a below-grade parking level, for the property located at 2957 South Midvale Avenue, subject to Conditions of Approval.

Applicant: Behzad Toubian

Representative: Robert B. Lamishaw, JPL Zoning Services

Case No. APCW-2014-2494-VZC

CEQA No. ENV-2014-2496-MND

Related Case No. AA-2014-2495-PMLA

Fiscal Impact Statement: Yes

Community Impact Statement: Yes

Against: Westside Neighborhood Council

ITEM (3)

NO.

[04-0297](#)

CD 11 **TIME LIMIT: 6/25/17; LAST DAY FOR COUNCIL ACTION: 6/23/17**

Final Environmental Impact Report (certified by Los Angeles County Metropolitan Transportation Authority [Metro] on September 22, 2011) and related California Environmental Quality Act (CEQA) findings, reports from the Mayor and the Los Angeles City Planning Commission (LACPC), Resolution relative to a proposed General Plan Amendment to the Westchester-Playa Del Rey Community Plan and to the Mobility Element of the City's General Plan for the proposed redesignation of a portion of Bellanca Avenue from Collector to Local Street, for the property located at portion of Bellanca Avenue bounded by Arbor Vitae Street to the north and ending at its southerly terminus.

Applicant: Charles Beavoir, Metro

Representative(s): Lloyd Boucher, Metro; Eric Banghart, Mott McDonald

Case No. CPC-2016-1332-GPA

CEQA: State Clearinghouse No. 2007091148

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM (4)  
NO.

[17-0369](#)

CD 3 **TIME LIMIT: 6/18/17; LAST DAY FOR COUNCIL ACTION: 6/16/17**

Mitigated Negative Declaration, Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, reports from the Mayor and the Los Angeles City Planning Commission, Resolution relative to a General Plan Amendment to the Encino-Tarzana Community Plan to re-designate the parcels located at 18525 and 18531 West Clark Street from Medium Residential to Community Commercial land use, and draft Ordinance effecting a Vesting Zone Change and Height District Change from P-1L, R1-1 and C2-1 to (T)(Q)C2-1L, for the construction, use and maintenance of a five-story, mixed-use building containing 170 residential dwelling units (including 20 units set aside for Very Low Income Households) and 6,000 square feet of retail use/restaurant with one at-grade and two subterranean parking levels containing 317 automobile parking spaces, for the properties located at 5521-5545 North Reseda Boulevard and 18525-18531 West Clark Street, subject to modified Conditions of Approval.

Applicant: Steve Wasserman, WCC and E Properties, LLC

Representative: Fred Gaines, Gaines and Stacey, LLP

Case No. CPC-2016-2881-GPA-VZC-HD-DB-SPP-SPR

CEQA No. ENV-2016-2882-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM (5)

NO.

[17-0383](#)

CD 4 CONTINUED FROM 5/16/17

**TIME LIMIT: 6/8/17; LAST DAY FOR COUNCIL ACTION: 6/7/17**

Final Environmental Impact Report, Addendum, Mitigation Monitoring and Reporting Program and related California Environmental Quality Act (CEQA) findings, report from the Department of City Planning and an appeal filed by Steven Weiss from the Director of Planning's action approving Plan Approval No. 7 under Case No. CPC-2006-7806-CU-SPE-SPR-1A-PA7, and pursuant to Entitlement Condition A-43 of the Conditional Use Permit (CUP) for The Buckley School (Kindergarten through Twelfth Grade private school) issued by Los Angeles City Council, on appeal, under Case No. CPC-2006-7806-CU-SPE-SPR-1A and the subsequent modifications under Case Nos. CPC-2006-7806-CU-SPE-SPR-PA1 through PA6 and pursuant to Section 12.24 M of the Los Angeles Municipal Code, the Director of Planning's approval on February 7, 2016 that based upon a review of the Annual Compliance Report (ACR) No. 4 submitted by the applicant to the City covering an approximate period of time from November 2015 to October 2016: That

the use and operating requirements of the CUP with regard to The Buckley School have been fully complied, no additional corrective conditions are necessary, and the next ACR No. 5 shall be submitted by the applicant no later than November 15, 2017, covering the period from November 2016 to October 2017. The originally approved project by the City Council on appeal on September 23, 2008, was for a CUP, Exception from the Mulholland Scenic Parkway Specific Plan, and Site Plan Review approval permitting a net addition of approximately 69,500 square feet for a total Project of 168,500 square feet of floor area on the property, updating its operational conditions, and allowing a phased increase in enrollment from 750 to 830 students (Case No. CPC-2006-7806-CU-SPE-SPR), and the School officially obtained approval of the CUP and related entitlements from City Council when their action became effective on October 6, 2008, for the properties located at 3900-3910 North Stansbury Avenue and 3722-3808 North Camino De La Cumbre.

Owner: Valeria Balfour, Board of Trustees of the Buckley School

Applicant: James Busby, The Buckley School

Representatives: David A. Goldberg, Armbruster Goldsmith and Delvac LLP; and David Thompson, Latham and Watkins LLP

Case No. CPC-2006-7806-CU-SPE-SPR-1A-PA7-1A

CEQA No. ENV-2004-7171-EIR; State Clearinghouse No. 2005011055

Fiscal Impact Statement: No

Community Impact Statement: Yes

Against: Sherman Oaks Neighborhood Council

ITEM (6)  
NO.

[17-0509](#)

CD 13 **TIME LIMIT: 6/1/17; LAST DAY FOR COUNCIL ACTION: 5/31/17**

Final Environmental Impact Report (Academy Square Project FEIR), Statement of Overriding Considerations, Mitigation Measures, Mitigation Monitoring Program, and related California Environmental Quality Act findings, report from the Los Angeles City Planning Commission (LACPC), and an appeal filed by Golden State Environmental Justice Alliance (Representative: Craig Collins, Blum Collins LLP) from the determination of the LACPC in certifying the Academy Square Project FEIR, and denying in part and sustaining in part the Deputy Advisory Agency's approval of Vesting Tentative Tract No. VTT-73536 for a master ground lot, one below-grade lot and five airspace lots, for the construction of an approximately 496,849 square foot mixed-use development containing offices, residences and restaurant space with associated parking, for the property located at 1335-1357 North Vine Street, 1338-1352 North Ivar Street, 6331-6355 Homewood Avenue, 6314-6372 De Longpre Avenue, subject to Conditions of Approval.

Applicant: Phil Tate, KR Academy, LLC

Representative(s): CJ Laffer, Manatt, Phelps and Phillips, LLC

Case No. VTT-73536-2A

CEQA No. ENV-2014-2735-EIR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM (7)  
NO.

REQUEST TO  
CONTINUE TO 6/6/17

[17-0401](#)

CD 15 **TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 6/30/17**

Mitigated Negative Declaration, Mitigation Measures, Mitigation Monitoring Program and related California Environmental Quality Act (CEQA) findings, report from the Harbor Area Planning Commission (HAPC) and an appeal filed by Ali Awad (Representative: Emilio Gutierrez) from the determination of the HAPC in disapproving Vesting Tentative Tract No. VTT-73816-1A and overturning the determination of the Deputy Advisory Agency in approving the Vesting Tentative Tract No. VTT-73816, for the merger of two lots and re-subdivide into 15 lots, each lot to be improved with a single-family home accessed through a private street, for the property located at 17236 South Hoover Street.

Applicant: Ali Awad, S. Hoover and 173rd Street, LLC

Representative: Emilio Gutierrez

Case No. VTT-73816-2A

CEQA No. ENV-2015-3749-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM (8)  
NO.

[17-0527](#)

CD 5 **TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 6/2/17**

Negative Declaration, Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 1, Class 3, Category 2 and Class 32, and related CEQA findings, report from the West Los Angeles Area Planning Commission (WLAAPC) and an appeal filed by Nicole Miner (Representative: Rob Glushon, Luna and Glushon) from the Planning Director's determination approving a Design Review, a Project Permit Compliance and a Project Permit Adjustment with conditions for garage height of nine feet in lieu of the maximum allowable height of seven feet required by Section 6.D of the Westwood Community Multi-Family Specific Plan, for the demolition of a detached garage and the construction of a two-story structure consisting of a dwelling unit over a garage to the rear of an existing two-story apartment building and a 50 square-foot addition to the existing two-story apartment home in the [Q]RD1.5-1XL Zone, for the properties located at 10390-10392 West Ashton Avenue and 1234 South Beverly Glen Boulevard, subject to Conditions of Approval. (On May 12, 2017, Council adopted Motion [Koretz - Huizar], pursuant to Charter Section 245, asserting jurisdiction over the May 3, 2017 action of the WLAAPC)

Applicant: 10390 Ashton, LLC

Representative: Majid Nael, M and Building Design Associates

Case No. DIR-2013-2966-DRB-SPP-SPPA-1A

CEQA Nos. ENV-2012-2986-ND; ENV-2012-2986-CE

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

Materials relative to items on this agenda can be obtained from the Office of the City Clerk's Council File Management System, at [lacouncilfile.com](http://lacouncilfile.com) by entering the Council File number listed immediately following the item number (e.g., 00-0000).