



CITY OF
LOS ANGELES
CALIFORNIA



P.O. BOX 4670, WEST HILLS, CA 91308
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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE ONLINE AND TELEPHONIC MEETING AGENDA

Tuesday, April 13, 2021 @ 6:30 p.m.

This meeting of the West Hills Neighborhood Council Zoning & Planning Committee will be conducted online via Zoom Webinar and telephonically. All are invited to attend and participate.

To attend online via Zoom Webinar, or paste the following link into your browser:

<https://us02web.zoom.us/j/94979394001>

To call in by phone, dial (669) 900-6833, punch in this Webinar code when prompted: **94979394001** and then press #.

This meeting is open to the public. Comments on matters not on the agenda will be heard during the Public Comment period. Those who wish to speak on an agenda item will be heard when the item is considered.

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|----|---|--|
| 1. | Call to order | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 2. | Establish Quorum | Ms. Faye Barta, Secretary |
| 3. | Comments from the Co-Chair(s) | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 4. | Approve the minutes from February 9, 2021 | Ms. Faye Barta, Secretary |
| 5. | Public Comments on Non-Agenda items | |

Old Business:

- | | | |
|----|--|---|
| 6. | Discussion and possible action on a request for a zone change from (QC1-1VL and (Q)C4-1VL to C4-1VL for the property at 6400-6534 Platt Ave., West Hills (Platt Village Shopping center) | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair
Ms. Sheryl Brady, Sr. Entitlement Manager, Permit Place |
|----|--|---|

New Business:

- | | | |
|----|---|--|
| 7. | Discussion and possible action regarding Council File 12-0460-S4, Case #CPC-2016-3182-CA. A proposed ordinance amending Chapter 1 and adding Chapter 1A to the Los Angeles Municipal Code to comprehensively reorganize Zoning Code processes & procedures (696 page letter of determination) | Mr. Bill Rose, Co-Chair
Mrs. Charlene Rothstein, Co-Chair |
| 8. | Adjournment - Next meeting Tuesday May 11, 2021 | |

Public input at Neighborhood Council meetings: When prompted by the presiding officer, members of the public may address the committee on any agenda item before the committee takes an action on the item by punching in *9 (if calling in by phone) or by clicking on the “raise hand” button (if participating online through Zoom) and waiting to be recognized. Comments from the public on agenda items will be heard only when the respective item is being considered. Comments from the public on matters not appearing on the agenda that are within the committee’s jurisdiction will be heard during the General Public Comment period. Please note that under the Ralph M. Brown Act, the committee is prevented from acting on a matter that you bring to its attention during the General Public Comment period; however, the issue raised by a member of the public may become the subject of a future committee meeting. Public comment is limited to 2 minutes per speaker, unless adjusted by the presiding officer of said committee.

Notice to Paid Representatives - If you are compensated to monitor, attend, or speak at this meeting, city law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics@lacity.org. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org

Public Posting of Agendas: WHNC agendas are posted for public review at Shadow Ranch Park, 22633 Vanowen St., West Hills, CA 91307 or at our website, www.westhillsnc.org. You can also receive our agendas via email by subscribing to the City of Los Angeles Early Notification System at www.lacity.org/government/Subscriptions/NeighborhoodCouncils/index.

The Americans With Disabilities Act: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices and other auxiliary aids and/or services may be provided upon request. To ensure availability of services, please make your request at least three business days (72 hours) prior to the meeting you wish to attend by contacting via email NCsupport@lacity.org or calling (213) 978-1551. If you are hearing impaired please call 711.

Public Access of Records: In compliance with Government Code Section 54957.5, non-exempt writings that are distributed to a majority or all of the board in advance of a meeting may be viewed at the meeting where such writing was considered or by contacting the WHNC’s executive director via email at Michelle.Ritchie@westhillsnc.org. Requests can be made for a copy of a record related to an item on the agenda.

Reconsideration and Grievance Process: For information on the WHNC’s process for board action reconsideration, stakeholder grievance policy or any other procedural matters related to this Council, please consult the WHNC Bylaws. The Bylaws are available at our website, www.WestHillsNC.org.



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WEST HILLS NEIGHBORHOOD COUNCIL

JOINT BOARD AND ZONING & PLANNING COMMITTEE MEETING

DRAFT MINUTES

Tuesday, February 9, 2021 at 6:30 P.M.

1. Call to Order at 6:33 PM by Co-Chair Bill Rose.
2. Quorum established.
Committee Members Present: Aida Abkarians, Faye Barta, Dan Brin, Bob Brostoff, Carolyn Greenwood, Bonnie Klea, Saif Mogri, Steve Randall, Bill Rose, Charlene Rothstein, Anthony Scearce, and Myrl Schreiber.
Committee Member Absent: Joan Trent, Alec Uzameck
Board Members also present: Brian Begun, Tom Booth, Tariq El-Atrache, Marie Javdani, Daniel Osztreicher, Olivia Naturman, Brad Vanderhoof
Members of the Public Present: Brad Rosenheim and Heather Waldstein from Rosenheim & Associates, Athena Novak with West Hills Crest Residential Project, Jim Rivard with SRM Development, Robert Lancet with Westhills HOA, and 20 members of the public.
3. Comments from the Co-Chair(s): None. Daniel Osztreicher advised that he had spoken to the developers of the 23133 Sherman Place, West Hills property. Daniel was advised that they are moving forward with the project to build residential units and it is definitely not going to the hospital. Daniel stated that this property should be added to the list of potential properties to be submitted to CD 12 for consideration for development to assist the homeless.
4. Minutes of January 25, 2021 were approved as amended.
5. Public Comment on Non-Agenda Items: None.

Old Business:

6. Discussion and possible action a request for a zone change from (QC1-1VL) and (Q)C-4-1VL to CA-41VL for the property at 6400-6534 Platt Ave., West Hills (Platt Village Shopping Center)
Char advised that this item is tabled until next month.
7. Discussion and possible action regarding the West Hills Crest Residential Project, Project #98123, Tentative Track Map No 52652
Athena Novak, land consultant for developer, advised that this was a project involving 25 houses just past El Escorpion Park. Bill stated we should hear from the homeowners before Ms. Novak speaks. Robert Lancet, representing the homeowners, provided an overview of the project to date, the processes/meeting that have transpired and the fact they are doing a new EIR. He advised that when the original project was presented the Los Angeles County Fire Department (LACFD) objected to the project because a secondary access road could not be developed. Athena Novak explained that this project is different from the original. It is for 25 single family custom homes on the 56-acre parcel. They are reserving 31 acres as space. She stated that the fire department determined that 25 homes could safely be built on the site. Also, all the homes will be built to the latest fire codes and will include the latest state of the art fire prevention. She stated that these homes will act as a buffer between the current homes and any wild fire. Char stated that she spoke to the Regional Planning Department and they do

not expect that a new draft will not be out on this project until August. Char stated that Shiela Kuehl is concerned about this project in light of the last wild fires. Several committee members asked questions, such as, when the fire department determined that it was safe to build 25 homes, was that without an access road being cut through El Escorpion Park, would the project be gated and what was the proposed price range of these homes. The report by the fire department is from 2008 and a new one is being requested. The homes would be gated and the projected price range is the high \$1 M to low \$2M. Brian expressed his concern as fire is not only the danger but embers can travel an extended distance. Chris Rowe stated that more research needs to be done as she says this is potentially sacred Indian ground. Reeyan Raynes stated that the reduction in the number of houses is more feasible but the grading of the property needs to be looked into as it sits above both Knapp Ranch and El Escorpion Parks. Robert Lancet, when asked, said they would drop their opposition should there be a second access road. Bill stated that we need to explore this further and it is not ready for any action by the committee. Athena Novak advised that she is available if any additional information is needed and she offered to provide the EIR to anyone who wishes when it is released. Her contact information is Athena Novak at AHN & Associates, 818-906-7449, athenaNVK@aol.com. This item is tabled.

New Business:

8. Discussion and possible action regarding a proposal for a senior living facility located at 6601 Valley Circle Blvd and Kittridge, West Hills

Heather Waldstein stated that this project was both within the boundaries of Los Angeles County and Los Angeles City. Jim Rivard, SRM Development, stated that they were present to talk about the Los Angeles City portion of the property, the site of the current school, and the senior living facility was to be on the Los Angeles County portion of the property. The plan was to leave the school on the site but just make some modifications. Bob asked if we could still discuss this as the item was identified as discussion for a senior facility on the agenda. Jim Rivard went over the proposed modifications for the school site and stated that they are now looking at other options for the portion of the project located in Los Angeles County. He stated that they held several meetings with the residents and it was very evident that they were against a senior living facility. They are looking at a more by right design concept. Robert Lancet confirmed that the neighbors were not in favor of the senior living facility because of the proposed design. Char advised that because of the time constraint we will not be able to complete discussion on this item and it is tabled to the March 9th meeting.

9. Discussion and possible action regarding AB 3308 and Council File 20-0002-S109
This item is tabled.
10. Adjournment – 7:40 PM. Next meeting will be March 9, 2021.

6400 Platt

SEC. 12.13. "C1" LIMITED COMMERCIAL ZONE.

The following regulations shall apply to the "C1" Limited Commercial Zone:

(Current)

A. Use – No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except for the following uses, and when a "Supplemental Use District" is created by the provisions of Article 3 of this chapter, for such uses as may be permitted therein:

1. Any use permitted in the CR Limited Commercial Zone but not including a church, educational institution, museum or school (elementary or high), provided that all the regulations of said CR zone are complied with except as provided in this section. Any residential use permitted in the R3 Multiple Residential Zone provided that all the regulations of said R3 zone are complied with except as provided in this section. **(Amended by Ord. No. 157,994, Eff. 9/25/82.)**

1.5. Hotels (including motels), apartment hotels or hostels when no portion of a structure proposed to be used as a hotel (including a motel), apartment hotel or hostel is located within 500 feet from any A or R zone. **(Amended by Ord. No. 185,931, Eff. 7/1/19.)**

2. **(Amended by Ord. No. 140,726, Eff. 9/3/70.)** The following retail stores, shops or businesses when conducted in accordance with the limitations hereafter specified:

(a) Types of Uses:

- (1) Bakery goods shop;
- (2) **(None)**
- (3) Barber shop or beauty parlor;
- (4) Book or stationery store;
- (5) Clothes cleaning agency or pressing establishment;
- (6) Clubs or lodges, bridge clubs, fraternal or religious associations; **(Amended by Ord. No. 144,365, Eff. 4/5/73, Oper. 9/1/73.)**
- (7) Confectionery store;
- (8) Custom dressmaking or millinery store;
- (9) Drugstore;

- (10) Dry goods or notions store;
- (11) Florist or gift shop;
- (12) Grocery, fruit or vegetable store;
- (13) Hospital, sanitarium or clinics (except animal hospitals). **(Amended by Ord. No. 177,325, Eff. 3/18/06.)**
- (14) Hardware or electric appliance store;
- (15) Jewelry store;
- (16) Laundry agency;
- (17) Meat market or delicatessen store;
- (18) Office, business or professional;
- (19) Photographer;
- (20) Restaurant, tea room or cafe (excluding dancing or entertainment). Restaurants with drive-through service that adjoin or are across the street from or separated only by an alley from any portion of a lot in a residential zone or use or in an RA Zone, shall be subject to the conditional use requirements of Section 12.24 W.17. **(Amended by Ord. No. 173,492, Eff. 10/10/00.)**
- (21) Shoe store or shoe repair store;
- (22) Tailor, clothing or wearing apparel shop;
- (23) Laundries or cleaning establishments of a self-service type using only automatic machines with non-flammable cleaning fluid; **(Added by Ord. No. 140,726, Eff. 9/4/70.)**
- (24) Other uses similar to the above list when determined as provided for in Section 12.21 A.2.; **(Added by Ord. No. 140,726, Eff. 9/4/70.)**
- (25) Uses (not involving storage) customarily incident to any of the above-named uses and accessory buildings (including storage garages) when located on the same lot. Automobile parking space required in connection with permitted uses as provided for in Section 12.21 A.4.
- (26) **(Amended by Ord. No. 173,754, Eff. 3/5/01.)** Indoor swap meets when authorized pursuant to the provisions of Section 12.24 W.42.

(27) Joint living and work quarters for the following occupations: accountants; architects; artists and artisans; attorneys; computer software and multimedia related professionals; consultants; engineers; fashion, graphic, interior and other designers; insurance, real estate and travel agents; photographers and other similar occupations as determined by the Zoning Administrator, provided that the commercial uses are permitted by the underlying zone. **(First Sentence Amended by Ord. No. 172,572, Eff. 6/3/99.)** For all existing buildings, the yards required shall be the same as the yards observed by the existing structures on the site. For an existing building, for which a building permit was issued before April 1, 1994, and which contains no more than eight living and work quarters, the number of parking spaces required shall be the same as the number of spaces existing on the site. All other buildings used for this purpose must meet the parking and yard requirements for residential buildings. **(Added by Ord. No. 169,670, Eff. 5/13/94.)**

(28) Facilities for the development of software (including the reproduction of software and data) and other computer and media-related products and services, not including hardware. **(Added by Ord. No. 172,106, Eff. 8/14/98.)**

(29) Skilled Nursing Care Housing. **(Added by Ord. No. 178,063, Eff. 12/30/06.)**

(30) Alzheimer's/Dementia Care Housing. **(Added by Ord. No. 178,063, Eff. 12/30/06.)**

(31) Eldercare Facility. **(Added by Ord. No. 178,063, Eff. 12/30/06.)**

(b) Limitations:

(1) **(Amended by Ord. No. 173,492, Eff. 10/10/00.)** All merchandise shall be new and shall be sold at retail only, unless the sale of the merchandise is authorized in an indoor swap meet pursuant to the provisions of Section 12.24 W.42.

(2) All activities are conducted wholly within an enclosed building, except that ground floor restaurants may have outdoor eating areas. An outdoor eating area for a ground floor restaurants may be located anywhere between the building and its required front yard, or between the building and any required side or rear yard which side or rear yard abuts a public street. **(Amended by Ord. No. 165,403, Eff. 2/17/90.)**

(3) All products produced, whether primary or incidental, are sold on the premises, and not more than five persons are engaged in such production or in servicing of materials. **(Amended by Ord. No. 144,365, Eff. 4/5/73, Oper. 9/1/73.)**

(4) Any exterior sign is attached to a building, does not extend more than two feet beyond the wall of the building, and does not project above the roof ridge or parapet wall (whichever is higher) of the building.

(5) **(Added by Ord. No. 174,097, Eff. 8/26/01.)** All retail stores, shops or businesses shall be limited to less than 100,000 square feet of floor area. This limitation shall apply to the cumulative sum of related or successive permits that

are a part of a larger project, such as piecemeal additions to a building, or multiple buildings on a lot or adjacent lots, as determined by the Director of Planning.

B. Restriction. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) For any lot designated as Public, Quasi-Public, Public/Quasi-Public Use, Other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on the map as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on the map as the location of a freeway right-of-way; and any property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings:

Any of the uses permitted by Subsection A of this section shall require prior approval in accordance with the provisions of Section 12.24.1 of this Code.

C. Area. (Amended by Ord. No. 144,365, Eff. 4/5/73, Oper. 9/1/73.) No building or structure nor the enlargement of any building or structure, shall be erected and maintained unless the following yards, lot areas and loading spaces are provided and maintained in connection with such building, structure or enlargement.

In applying the provisions of this section, the front lot line of a corner lot shall be the line separating the lot from the principal street upon which it abuts. Where said lot abuts upon a major or secondary highway such highway shall be construed as being the principal street. Where a lot abuts upon two or more highways, and in all other cases, a Zoning Administrator shall determine which street is the principal street.

1. **Front Yard.** There shall be a front yard of not less than 10 feet in depth.
2. **Side Yards.** Side yards shall be required only in the following instances:
 - (a) Along the side street lot line of every corner lot in the C1 Zone.
 - (b) Where the side lot line of the lot in the C1 Zone abuts upon the side of a lot in an A or R Zone.
 - (c) For all portions of buildings erected and used for residential purposes.

The width of such required side yard shall not be less than 10 percent of the lot width, but need not exceed five feet and shall not be less than three feet in width. Provided, however, that one foot shall be added to the width of the required side yard for each additional story above the second story, but such side yard need not exceed 16 feet in width.

In all other cases, a side yard for a commercial building shall not be required, but if provided, it shall not be less than three feet in width.

3. **Rear Yard.** A rear yard shall be provided only in the following instances:

- (a) Where the rear of the lot in the C1 Zone abuts upon a lot in an A or R Zone.

(b) For all portions of buildings erected and used for residential purposes. Such yard shall be provided and maintained at and above the floor level of the lowest story designed or used for residential purposes, and the full height of the building shall be used in computing the required depth of rear yard.

The depth of such required rear yard shall be not less than 15 feet. One foot shall be added to the depth of such rear yard for each additional story above the third story, but such rear yard need not exceed 20 feet in depth.

4. **Lot Area.** The lot area requirements of the R3 Zone (Section 12.10 C.4.) shall apply to all portions of buildings erected and used for residential purposes. Provided, however, that where the lot is in the "H" Hillside or Mountainous Area, there shall be not more than one dwelling unit for each 5,000 square feet of lot area.

5. **Loading Space.** As required by Section 12.21 C.1. Exceptions to Area regulations are provided for in Section 12.22 C.

6400 Platt

SEC. 12.16. "C4" COMMERCIAL ZONE.

The following regulations shall apply in the "C4" Commercial Zone:

(Proposed Change)

A. Use – No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged, or maintained except for the following uses, and when a "Supplemental Use District" is created by the provisions of Article 3 of this Chapter, for such uses as may be permitted therein:

1. (None).

2. (Amended by Ord. No. 158,741, Eff. 3/29/84.) Any use permitted in the C2 Zone, provided that all regulations and limitations of said C2 Commercial Zone are complied with, except:

(a) (Amended by Ord. No. 177,103, Eff. 12/18/05.) The following amusement enterprises:

- (1) boxing arena;
- (2) games of skill and science;
- (3) merry-go-round, ferris wheel or carousel;
- (4) penny arcade;
- (5) shooting gallery;
- (6) skating rink;
- (7) Strip tease show. This use shall include an adult cabaret, as defined in Section 12.70 B. of this Code;
- (8) billiard or pool hall;
- (9) bowling alley;
- (10) indoor swap meets, unless authorized pursuant to the provisions of Section 12.24 W.42.; and

(11) other similar uses, but not including the conducting of any game of bingo authorized pursuant to the provisions of Article 4.5 of Chapter IV of this Code.

(b) (Repealed by Ord. No. 178,382, Eff. 3/24/07.)

- (c) Baseball or football stadium.
- (d) Carpenter shop.
- (e) Circus or amusement enterprises of a similar type, transient in character.
- (f) Feed and fuel store.
- (g) Hospital or sanitarium.
- (h) Ice storage house.
- (i) **(Deleted by Ord. No. 171,756, Eff. 11/21/97.)**
- (j) Pawnshop.
- (k) **(Deleted by Ord. No. 171,756, Eff. 11/21/97.)**
- (l) Plumbing or sheet metal shop.
- (m) Pony riding ring.
- (n) Public services, including electric distributing substation
- (o) Second hand store.
- (p) Gymnasiums, health clubs and other similar uses. **(Amended by Ord. No. 177,103, Eff. 12/18/05.)**
- (q) Public auctions, except those ordered by a Court of competent jurisdiction.

This ordinance is constitutional.
People v. Feigenbaum, CR A 2704; 2791.
- (r) Other uses similar to those hereby excepted, as determined by the Administrator.
- (s) **(None)**
- (t) **(Repealed by Ord. No. 178,382, Eff. 3/24/07.)**
- (u) **(Repealed by Ord. No. 178,382, Eff. 3/24/07.)**

B. Restriction. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) For any lot designated as Public, Quasi-Public, Public/Quasi-Public Use, Other Public, or Open Space on the land use map of the applicable community or district plan; any lot shown on those maps as having existing lakes, waterways, reservoirs, debris basins, or similar facilities; any lot shown on those maps as the location of a freeway right-of-way; and any property annexed to the City of Los Angeles where a plan amendment was not adopted as part of the annexation proceedings:

Any of the uses permitted by Subsection A of this section shall require prior approval in accordance with the provisions of Section 12.24.1 of this Code.

C. Area. (Amended by Ord. No. 148,783, Eff. 10/13/76.) – No building or structure nor the enlargement of any building or structure shall be hereafter erected or maintained unless the following yards, lot areas and loading spaces are provided and maintained in connection with such building, structure or enlargement.

1. **Front Yard.** Not required.
2. **Side and Rear Yards.** Not required for buildings erected and used exclusively for commercial purposes.
For all portions of buildings erected and used for residential purposes, side and rear yards conforming to the requirements of the R4 Zone (Section 12.11-C,2 and 3) shall be provided and maintained at the floor level of the first story used for residential purposes.
3. **Lot Area.** The lot area requirements of the R4 Zone (Section 12.11-C,4) shall apply to all portions of buildings erected and used for residential purposes. **(Amended by Ord. No. 148,783, Eff. 10/13/76.)**
4. **Loading Space** – As required by Section 12.21-C,6. Exceptions to area regulations are provided for in Section 12.22-C.



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300
www.planning.lacity.org

CORRECTED LETTER OF DETERMINATION

MAILING DATE: **APR 06 2021**

Case No. **CPC-2016-3182-CA**
CEQA: ENV-2016-3183-CE
Plan Area: Citywide

Council District: ALL

Project Site: Citywide

Applicant: City of Los Angeles

At its meeting of ***March 25, 2021**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following:

A proposed ordinance amending Chapter 1 and adding Chapter 1A to the Los Angeles Municipal Code to comprehensively reorganize Zoning Code processes and procedures.

1. **Approved and Recommended** that the City Council, determine, based on the whole of the administrative record, that the proposed ordinance is not a project under CEQA pursuant to Section 15378(b)(5) of the California Public Resource Code and is exempt from CEQA pursuant to Section 15061(b)(3) of the California Public Resource Code and CEQA Guidelines, Section 15308 (Class 8);
2. **Approved and Recommended** that the City Council **adopt** the proposed Ordinance;
3. **Adopted** the staff report as the Commission's report on the subject; and
4. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Hornstock
 Second: Ambroz
 Ayes: Choe, Leung, Millman, Perlman
 Absent: López-Ledesma, Mack

Vote: 6 – 0

Cecilia Lamas (Electronic Signature due to COVID-19)

Cecilia Lamas, Commission Executive Assistant
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission is final and not appealable.

Notice: An appeal of the CEQA clearance for the Project pursuant to Public Resources Code Section 21151(c) is only available if the Determination of the non-elected decision-making body (e.g., ZA, AA, APC, CPC) **is not further appealable and the decision is final.**

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.

Attachments: Proposed Ordinance, Findings

c: Arthi Varma, Deputy Director
Hagu Solomon-Cary, Senior City Planner
Bonnie Kim, City Planner

ORDINANCE NO. _____

An ordinance amending Chapter 1 of the Los Angeles Municipal Code and establishing a Chapter 1A of the Los Angeles Municipal Code to comprehensively reorganize the administrative processes and procedures of the Zoning Code.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. Amend Article 1.5 of Chapter 1 of the Los Angeles Municipal Code to read as follows:

**ARTICLE 1.5
PLANNING COMPREHENSIVE PLANNING PROGRAM**

(Added by Ord. No. 138,800, Eff. 6/13/69, Oper. 6/23/69.)

Section

- 11.5.1 Title.
- 11.5.2 Area Planning Commissions.
- 11.5.3 Director of Planning (Director).
- 11.5.4 City Planning Commission.
- 11.5.5 Mandatory Referrals – Authority of Commission – Requirements.
- 11.5.6 General Plan.
- 11.5.7 Specific Plan Procedures.
- 11.5.8 General Plan Review.
- 11.5.9 Withdrawal of Application.
- 11.5.10 Withdrawal of Appeal.
- 11.5.11 Affordable Housing.
- 11.5.12 Delegation of Council's Authority to Consent to Extensions of Time for Council Action.

SEC. 11.5.1. TITLE.

This article shall be known as the “**Comprehensive Planning Program of the City of Los Angeles**”.

SEC. 11.5.2. AREA PLANNING COMMISSIONS.
(Amended by Ord. No. 173,492, Eff. 10/10/00.)

A. See Sec. 13A.1.4 (Area Planning Commission) of Chapter 1A of this

~~Code. **Boundaries.** In accordance with Charter Section 552, there are hereby established seven Area Planning Commissions. The Area Planning Commissions, and their boundaries are as follows:~~

~~1. **North Valley Area Planning Commission:** To serve those areas included within the boundaries of the following community plans:~~

~~(a) Arleta – Pacoima Community Plan, as adopted on November 6, 1996, the boundaries of which are shown on a map in Council File No. 95-1396.~~

~~(b) Chatsworth – Porter Ranch Community Plan, as adopted on July 14, 1993, the boundaries of which are shown on a map in Council File No. 91-1045-43.~~

~~(c) Granada Hills – Knollwood Community Plan, as adopted on July 10, 1996, the boundaries of which are shown on a map in Council File No. 95-0994.~~

~~(d) Mission Hills – Panorama City – North Hills Community Plan, as adopted on June 9, 1999, the boundaries of which are shown on a map in Council File No. 97-0706.~~

~~(e) Northridge Community Plan, as adopted on February 24, 1998, the boundaries of which are shown on a map in Council File No. 98-0027.~~

~~(f) Sun Valley – La Tuna Canyon Community Plan, as adopted on August 13, 1999, the boundaries of which are shown on a map in Council File No. 98-2025.~~

~~(g) Sunland – Tujunga – Lakeview Terrace – Shadow Hills – East La Tuna Canyon Community Plan, as adopted on November 18, 1997, the boundaries of which are shown on a map in Council File No. 97-0703.~~

~~(h) Sylmar Community Plan, as adopted on August 6, 1997, the boundaries of which are shown on a map in Council File No. 96-0429.~~

~~2. **South Valley Area Planning Commission:** To serve those areas included within the boundaries of the following community plans:~~

~~(a) Canoga Park – Winnetka – Woodland Hills – West Hills Community Plan, as adopted on August 17, 1999, the boundaries of which are shown on a map in Council File No. 98-1957.~~

~~(b) Encino – Tarzana Community Plan, as adopted on December 16, 1998, the boundaries of which are shown on a map in Council File No. 98-1823.~~

~~(c) North Hollywood – Valley Village Community Plan, as adopted on May 14, 1996, the boundaries of which are shown on a map in Council File No. 95-0830.~~

~~(d) Reseda – West Van Nuys Community Plan, as adopted on November 17, 1999, the boundaries of which are shown on a map in Council File No. 96-1597.~~

~~(e) Sherman Oaks – Studio City – Toluca Lake – Calhuenaga Pass Community Plan, as adopted on May 13, 1998, the boundaries of which are shown on a map in Council File No. 97-0704.~~

~~(f) Van Nuys – North Sherman Oaks Community Plan, as adopted on September 9, 1998, the boundaries of which are shown on a map in Council File No. 98-0572.~~

~~The South Valley Area Planning Commission shall also serve those areas included within the boundaries of the Mulholland Scenic Parkway Specific Plan, as adopted by Ordinance No. 167,943 on June 29, 1992, the boundaries of which are shown in the map attached to that ordinance. To the extent any area included within the boundaries of the Mulholland Scenic Parkway Specific Plan is also included within a community plan, that area shall be served by the South Valley Commission, and not by any other Area Planning Commission that would otherwise be authorized to serve that area under this subsection.~~

~~3. **West Los Angeles Area Planning Commission:** To serve those areas included within the boundaries of the following community plans:~~

~~(a) Bel Air – Beverly Crest Community Plan, as adopted on November 6, 1996, the boundaries of which are shown on a map in Council File No. 95-1386; except for that area within the boundaries of the Mulholland Scenic Parkway Specific Plan, which area shall be served by the South Valley Area Planning Commission as provided in Subdivision 2 of this subsection.~~

~~(b) Brentwood – Pacific Palisades Community Plan, as adopted on June 17, 1998, the boundaries of which are shown on a map in Council File No. 98-0771; except for that area within the boundaries of the Mulholland Scenic Parkway Specific Plan, which area shall be served by the South Valley Area Planning Commission as provided in Subdivision 2 of this subsection.~~

~~(c) Palms – Mar Vista – Del Rey Community Plan, as adopted on September 17, 1998, the boundaries of which are shown on a map in Council File No. 97-0705.~~

~~(d) Venice Community Plan, as adopted on October 14, 1970, the boundaries of which are shown on a map in Council File No. 76-1403.~~

~~(e) West Los Angeles Community Plan, as adopted on July 27, 1999, the boundaries of which are shown on a map in Council File No. 98-2024.~~

~~(f) Westchester – Playa Del Rey Community Plan, as adopted on June 13, 1974, the boundaries of which are shown on a map in Council File No. 72-2670.~~

~~—(g) Westwood Community Plan, as adopted on July 27, 1999, the boundaries of which are shown on a map in Council File No. 98-1534.~~

~~—The West Los Angeles Area Planning Commission shall also serve those areas included within the boundaries of the Interim Plan for the Los Angeles International Airport, as adopted by the City Council on January 12, 1981, the boundaries of which are shown on the map in Council File No. 82-4283-S1.~~

~~—4. **Central Area Planning Commission:** To serve those areas included within the boundaries of the following community plans:~~

~~—(a) Central City Community Plan, as adopted on May 2, 1974, the boundaries of which are shown on a map in Council File No. 72-1723.~~

~~—(b) Central City North Community Plan, as adopted on February 5, 1985, the boundaries of which are shown on a map in Council File No. 84-1717.~~

~~—(c) Hollywood Community Plan, as adopted on December 13, 1988, the boundaries of which are shown on a map in Council File No. 86-0695-S1; except for that area within the boundaries of the Mulholland Scenic Parkway Specific Plan, which area shall be served by the South Valley Area Planning Commission as provided in Subdivision 2 of this subsection.~~

~~—(d) Westlake Community Plan, as adopted on September 16, 1997, the boundaries of which are shown on a map in Council File No. 95-1234.~~

~~—(e) Wilshire Community Plan, as adopted on May 17, 1976, the boundaries of which are shown on a map in Council File No. 75-2828-S1.~~

~~—5. **East Area Planning Commission:** To serve those areas included within the boundaries of the following community plans:~~

~~—(a) Boyle Heights Community Plan, as adopted on November 10, 1998, the boundaries of which are shown on a map in Council File No. 95-1302.~~

~~—(b) Northeast Los Angeles Community Plan, as adopted on June 15, 1999, the boundaries of which are shown on a map in Council File No. 99-0711.~~

~~—(c) Silver Lake–Echo Park Community Plan, as adopted on February 17, 1984, the boundaries of which are shown on a map in Council File No. 83-0071.~~

~~—6. **South Los Angeles Area Planning Commission:** To serve those areas included within the boundaries of the following community plans:~~

~~—(a) South Central Los Angeles Community Plan, as adopted on March 22,~~

~~2000, the boundaries of which are shown on a map in Council File No. 98-1192.~~

~~—(b) Southeast Los Angeles Community Plan, as adopted on March 22, 2000, the boundaries of which are shown on a map in Council File No. 99-0496.~~

~~—(c) West Adams – Baldwin Hills – Leimert Community Plan, as adopted on May 6, 1998, the boundaries of which are shown on a map in Council File No. 97-0534.~~

~~—7. Harbor Area Planning Commission: To serve those areas included within the boundaries of the following community plans:~~

~~—(a) Harbor Gateway Community Plan, as adopted on December 6, 1995, the boundaries of which are shown on a map in Council File No. 95-1394.~~

~~—(b) San Pedro Community Plan, as adopted on March 24, 1999, the boundaries of which are shown on a map in Council File No. 98-1771.~~

~~—(c) Wilmington – Harbor City Community Plan, as adopted on July 14, 1999, the boundaries of which are shown on a map in Council File No. 98-1619.~~

~~—The Harbor Area Planning Commission shall also serve those areas included within the boundaries of the Port of Los Angeles Plan, as adopted by the City Council on September 28, 1982, the boundaries of which are shown on the map in Council File No. 82-0400.~~

~~**B. Change in Boundaries.** If the boundaries of any community plan or specific plan mentioned in subsection (a) of this section are changed, that change will not affect the boundaries of the areas to be served by each Area Planning Commission as prescribed by this section. A change in the boundaries of the area to be served by any Area Planning Commission shall be effected only by specific amendment or repeal of this section.~~

SEC. 11.5.3. DIRECTOR OF PLANNING (DIRECTOR). (Amended by Ord. No. 173,455, Eff. 9/22/00.)

~~A. See Sec. 13A.1.6 (Director of Planning) of Chapter 1A of this Code. In addition to the duties set forth in the Charter, the Director of Planning shall have the authority to interpret the meaning of the General Plan and specific plans in instances when there is a lack of clarity in the meaning of those regulations, subject to appellate review. The Director may appoint a designee to act on his or her behalf, in which case, references in this article to Director shall include this designee, unless stated otherwise.~~

SEC. 11.5.4. CITY PLANNING COMMISSION. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)

~~A. See Sec. 13A.1.3 (City Planning Commission) of Chapter 1A of this Code. In addition to the duties set forth in the Charter, the City Planning Commission shall adopt guidelines for the~~

~~administration of the provisions of this chapter if it determines that guidelines are necessary and appropriate. Authority to adopt guidelines for the administration of the provisions of this chapter may be delegated to others by adoption of a resolution by Council. Existing provisions of this chapter that delegate authority for the adoption of guidelines to others shall continue to apply with respect to those provisions.~~

SEC. 11.5.5. MANDATORY REFERRALS – AUTHORITY OF COMMISSION – REQUIREMENTS.

(Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)

~~A. See Sec. 13A.1.3 (City Planning Commission) of Chapter 1A of this Code. No ordinance, order or resolution referred to in Charter Sections 555 or 558 shall be adopted by the Council, unless it shall have first been submitted to the City Planning Commission or the Area Planning Commission for report and recommendation, in the manner set forth in those sections. The report and recommendation shall indicate whether the proposed ordinance, order or resolution is in conformance with the General Plan, any applicable specific plans, any plans being prepared by the Department of City Planning, and any other applicable requirement set forth in those Charter sections.~~

SEC. 11.5.6. GENERAL PLAN.

(Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.)

Pursuant to Charter Section 555, the City's comprehensive General Plan may be adopted, and amended from time to time, pursuant to Sec. 13B.1.1 (General Plan Adoption/Amendment) of Chapter 1A of this Code, either as a whole, by complete subject elements, by geographic areas or by portions of elements or areas, provided that any area or portion of an area has significant social, economic or physical identity.

~~A. Amendments. Amendments to the General Plan of the City shall be initiated, prepared and acted upon in accordance with the procedures set forth in Charter Section 555 and this section.~~

B. Initiation of Plan Amendment. (Amended by Ord. No. 184,745, eff. 12/13/16.) As provided in Charter Section 555, an amendment to the General Plan may be initiated by the Council, the City Planning Commission or the Director of Planning. Initiations by the Council or City Planning Commission shall be by majority vote. If an amendment is initiated by the Council or City Planning Commission, then it shall be transmitted to the Director for report and recommendation to the City Planning Commission.

Whether initiated by the Director, the Council or the City Planning Commission, the Director shall prepare the amendment and a report recommending action by the City Planning Commission. The report shall contain an explanation of the reasons for the action recommended.

After the Director prepares a Plan amendment and report, the Director shall transmit the file to the City Planning Commission for its action. Nothing in this section shall restrict the adoption of a General Plan amendment which permits the development of a project if:

1. The project (a) is located in an area classified on January 1, 2016, as a Regional Center, a Downtown Center, in an area zoned as Industrial, or a Major Transit Stop including all land within a one-half mile radius of a Major Transit Stop; or (b) each residential unit in the project, exclusive of a manager's unit or units, is affordable to, and occupied by, either a Lower or Very Low Income household;

2. All building and construction work on the project will be performed at all tiers by contractors which (a) are licensed by the State of California and the City of Los Angeles; (b) shall make a good-faith effort to ensure that at least 30% of all their respective workforces' construction workers' hours of Project Work shall be performed by permanent residents of the City of Los Angeles of which at least 10% of all their respective workforces' construction workers' hours of Project Work shall be performed by Transitional Workers whose primary place of residence is within a 5-mile radius of the covered project; (c) employ only construction workers which possess all licenses and certifications required by the State of California and the City of Los Angeles; (d) pay their construction workers performing project work the wages prevailing in the project area determined pursuant to California Labor Code § 1770; and (e) have at least 60% of their respective construction workforces on the project from: (1) workers who have graduated from a Joint Labor Management apprenticeship training program approved by the State of California, or have at least as many hours of on-the-job experience in the applicable craft which would be required to graduate from such a state-approved apprenticeship training program, and (2) registered apprentices in an apprenticeship training program approved by the State of California or an out-of-state, federally-approved apprenticeship program; and

3. If the General Plan amendment results in increased allowable residential floor area, density or height, or allows a residential use where previously not allowed, projects with ten or more residential dwelling units shall also provide affordable housing consistent with the provisions of Section 5 of the Build Better LA Initiative.

For the purposes of this Section the following terms have the meaning shown:

"Transitional Worker" means an individual who, at the time of commencing work on the project, resides in an Economically Disadvantaged Area or Extremely Economically Disadvantaged Area and faces at least two of the following barriers to employment: (1) being homeless; (2) being a custodial single parent; (3) receiving public assistance; (4) lacking a GED or high school diploma; (5) having a criminal record or other involvement with the criminal justice system; (6) suffering

from chronic unemployment; (7) emancipated from the foster care system; (8) being a veteran; or (9) being an apprentice with less than 15% of the apprenticeship hours required to graduate to journey level in a program.

"Economically Disadvantaged Area" means a zip code that includes a census tract or portion thereof in which the median annual household income is less than \$40,000 per year, as measured and reported by the U.S. Census Bureau in the 2010 U.S. Census and as updated by the parties upon the U.S. Census Bureau issuing updated Median Annual Household Income data by census tract in the American Community Survey.

"Extremely Economically Disadvantaged Area" means a zip code that includes a census tract or portion thereof in which the median annual household income is less than \$32,000 per year, as measured and reported by the U.S. Census Bureau in the 2010 U.S. Census and as updated by the parties upon the U.S. Census Bureau issuing updated Median Annual Household Income data by census tract in the American Community Survey.

The Department of Public Works, Bureau of Contract Administration shall bear administrative responsibilities for the labor standards required by this section.

~~**C. Action by City Planning Commission on Proposed Amendments.**~~

~~1. **Notice and Hearing.** Before the City Planning Commission acts on a proposed Plan amendment and the Director's recommendation, the matter shall be set for a public hearing. The City Planning Commission may hold the hearing itself or may direct the Director to hold the hearing. In either event, notice of the time, place and purpose of the hearing shall be given by at least one publication in a newspaper of general circulation in the City (designated for this purpose by the City Clerk), at least ten days prior to the date of the hearing. Notice shall also be mailed to any person requesting notice of the hearing.~~

~~At the time of the hearing, the City Planning Commission or the Director shall hear public testimony from anyone wishing to be heard on the matter. The City Planning Commission or the Director may continue the hearing to another date announced publicly at the hearing being continued; no additional notice of the continued hearing need be given. If the hearing is conducted by the Director, he or she shall submit a report to the City Planning Commission summarizing the information received. The report may also contain a recommendation to the City Planning Commission regarding its action on the proposed amendment. The Director shall file his or her report with the City Planning Commission after the close of the hearing.~~

~~2. **City Planning Commission Action.** After receiving the Director's report, or after the close of a public hearing conducted by the City Planning Commission, the City Planning Commission shall recommend to the Mayor and the Council that~~



DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT

CITY PLANNING COMMISSION

DATE: October 11, 2018
PLACE: Los Angeles City Hall
200 North Spring Street
Room 340
Los Angeles, CA 90012

CASE NO: CPC-2016-3182-CA
COUNCIL FILE: 12-0460
CEQA: ENV-2016-3183-CE
LOCATION: Citywide
COUNCIL DISTRICT: All
PLAN AREAS: All

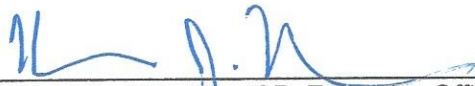
PUBLIC HEARING: June 26, 2018

SUMMARY: A proposed ordinance (Appendices A and C) amending the Los Angeles Municipal Code (LAMC) to comprehensively reorganize the administrative provisions of the Zoning Code and establish a new Article and Chapter of the LAMC.


RECOMMENDED ACTIONS:

1. **Determine** based on the whole of the administrative record, that the proposed ordinance is not a project under CEQA pursuant to Section 15378(b)(5) of the California Public Resource Code and is exempt from CEQA pursuant to Section 15061(b)(3) of the California Public Resource Code and CEQA Guidelines, Section 15308 (Class 8);
2. **Approve and recommend** that the City Council adopt the proposed Ordinance (Appendices A and C);
3. **Adopt** the staff report as the Commission's report on the subject; and
4. **Adopt** the attached Findings.

VINCENT P. BERTONI, AICP
Director of Planning



KEVIN J. KELLER, AICP, Executive Officer



THOMAS ROTHMANN, Principal City Planner



PHYLLIS NATHANSON, Senior City Planner



ERICK LOPEZ, City Planner



BONNIE KIM, City Planning Associate
(213) 978-1330

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communication may be mailed to the Commission Secretariat, 200 North Spring Street, Room 272, Los Angeles, CA 90012 (Phone No. 213/978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent a week prior to the Commission's meeting date. 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 agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services, and activities. 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 Secretariat at 213/978-1300.