

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, MARCH 23, 2017 after 9:30 a.m.  
CITY PLANNING COMMISSION  
LOS ANGELES CITY HALL, COUNCIL CHAMBER, ROOM 340  
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

David H. Ambroz, President  
Renee Dake Wilson, AIA, Vice President  
Caroline Choe, Commissioner  
Richard Katz, Commissioner  
John W. Mack, Commissioner  
Samantha Millman, Commissioner  
Veronica Padilla-Campos, Commissioner  
Dana Perlman, Commissioner  
Vacant, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director  
Jan Zatorski, Deputy Director

James K. Williams, Commission Executive Assistant II  
(213) 978-1300

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS**

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://planning.lacity.org/Forms\\_Procedures/CPCPolicy.pdf](http://planning.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 **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [CPC@lacity.org](mailto: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 on-line at <http://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

***Información en Español acerca de esta junta puede ser obtenida Llamando al (213) 978-1300.***

1. **DIRECTOR'S REPORT**

- A. Update on City Planning Commission Status Reports and Active Assignments
- B. Legal actions and issues update
- C. Other Items of Interest

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – February 23, 2017 and March 9, 2017

3. **NEIGHBORHOOD COUNCIL PRESENTATION:**

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

4. **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-AGENDA 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.

5. **CONSENT CALENDAR (5a and 5b)**

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

5a. **CPC-2004-6045-CU-PA1**

CEQA: ENV-2016-4119-CE

Plan Area: Reseda-West Van Nuys

Council District: 5 – Koretz

Last Day to Act: 04-01-17

**PUBLIC HEARING** – Completed February 10, 2017

**PROJECT SITE:** 6134 Lindley Avenue;  
18062 West Calvert Street

**PROPOSED PROJECT:**

Pursuant to Condition No. 4, Case No. CPC-2004-6045-CU, a Plan Approval to allow the continued use and maintenance of an existing school/day-care facility in the RA-1-RIO Zone, with a new facility operator.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section I, Class 1, Category 22 and Class 5, Category 23; and pursuant to California Environmental Quality Act (CEQA) Guideline 15301, an exemption from CEQA, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Section 12.24-U.24 of the Los Angeles Municipal Code and Condition No. 4 of Case No. CPC-2004-6045-CU, a Plan Approval for the purpose of reviewing compliance with the conditions of approval, and to modify, delete, or add conditions as may be warranted.

**Applicant:** Jaswinder Brara, Shilo Enterprises, DBA Private Education Group  
Representative: Neill Brower, Jeffer, Mangels, Butler, Mitchell, LLP

**Staff:** Valentina Knox-Jones, City Planning Associate  
[valentina.knox.jones@lacity.org](mailto:valentina.knox.jones@lacity.org)  
(818) 374-5038

5b. **CPC-2016-4090-CU**

CEQA: ENV-2016-4091-CE

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

Council District: 3 – Blumenfield

Last Day to Act: 05-07-17

**PUBLIC HEARING** – Completed February 21, 2017

**PROJECT SITE:** 8211 North Remmet Avenue;  
8201-8217 North Remmet Avenue

**PROPOSED PROJECT:**

Tenant improvements and a change of use from a one-story office building to a public charter middle school for grades 6 through 8 (Multicultural Learning Center) within an approximately 10,200 square-foot existing building. The proposed project will not increase the existing building footprint. The charter school proposes a maximum of 250 students and will provide 29 automobile parking spaces. The school proposes to operate from 7:30 a.m. to 7:30 p.m., Monday through Friday, with occasional weekends reserved for special events.

**REQUESTED ACTIONS:**

1. Determine based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15301 and City CEQA Guidelines, Class 1, Category 1 and Class 1, Category 22, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Section 12.24-U,24 of the Los Angeles Municipal Code a Conditional Use to permit the use and maintenance of a public charter middle school for grades 6 through 8 within an approximately 10,200 square-foot existing building in the [Q]CM-1VL Zone.

**Applicant:** Applicant: Gayle Nadler, Multicultural Learning Center Foundation  
Representative: Christopher Murray, Rosenheim & Associates, Inc.

**Staff:** Courtney Shum, City Planning Associate  
[courtney.shum@lacity.org](mailto:courtney.shum@lacity.org)  
(213) 978-1916

6. **CPC-2013-1595-DB-CU-ZAA-SPP-SPR**  
CEQA: ENV-2013-1596-MND  
Plan Area: Hollywood

Council District: 13 – O’Farrell  
Last Day to Act: 03-23-17

**PUBLIC HEARING** – Completed December 21, 2015

**PROJECT SITE:** 4900, 4904, 4906, 4908, 4914, 4916, 4918 – 4928, and 4930 Hollywood Boulevard; 1642, 1644 ½, 1644, 1646, 1648, and 1650 North Kenmore Avenue; 1631, 1633, 1635, 1637, 1639 ½, 1639, 1641 ½, 1641 North Edgemont Street

**PROPOSED PROJECT:**

Demolition of 23 multi- and single-family residential units, a 13,507 square-foot restaurant, a 4,154 square-foot warehouse, a 3,005 square-foot medical office, and associated surface parking lots. The project proposes the construction of a 6-story mixed-use building containing 14,351 square-feet of commercial uses and 175 residential units, with 30 of the residential units reserved as restricted affordable for Very Low Income households. The building height is proposed to be 83-feet and will contain 198,393 square-feet of floor area. 270 parking spaces and 248 bicycle parking spaces are proposed. The project is located in the C2-1D and RD1.5–1XL Zone and is also located in Subarea B of the Vermont/Western Transit Oriented District Specific Plan/Station Neighborhood Area Plan (SNAP).

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b) consideration of the whole of the administrative record including the Mitigated Negative Declaration No. ENV-2013-1596-MND (Mitigated Negative Declaration), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the project;
2. Pursuant to LAMC Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), the applicant proposes to set aside 10 units, or 11% of the 84 base dwelling units, as restricted affordable units for Very Low Income households and requests an On-Menu incentive to permit an increase in Floor Area up to a 3:1 FAR in lieu of the 2:1 FAR permitted by Section 8.B.1 of the SNAP;
3. Pursuant to LAMC Section 12.22 A.25(g)(3), two (2) Off-Menu incentives:
  - a. Waiver of Development Standards to Section 8.B.1 of the SNAP to permit an increase in height of 33-feet, for a maximum project height of 83-feet in lieu of the maximum permitted project height of 50-feet; and
  - b. Waiver of Development Standards to Section 8.H of the SNAP to permit a public pedestrian plaza in lieu of the two required pedestrian throughways;
4. Pursuant to LAMC Section 12.24 U.26, a Conditional Use to permit a density bonus increase of 107.5 percent for a total of 175 residential units [with 10 restricted affordable units as required

- per State Density Bonus Law 65915(c)(1) and an additional 20 restricted affordable units for Very Low Income households] in lieu of 84 residential units permitted;
5. Pursuant to LAMC Section 12.28, Zoning Administrator Adjustments to permit:
    - a. an encroachment of 21'-8" into the required 25-foot Building Line along Kenmore Avenue;
    - b. an encroachment of 11'-9" into the required 17-foot Building Line on Edgemont Street;
  6. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review with the SNAP; and
  7. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which creates, or results in an increase of 50 or more dwelling units.

**Applicant:** Edward Israel, Cen Fed Ltd.  
Representative: Michael Gonzalez

**Staff:** Blake Lamb, Senior City Planner  
[blake.lamb@lacity.org](mailto:blake.lamb@lacity.org)  
(213) 978-1167

7. **CPC-2016-2084-ZC-ZAD-F** Council District: 7 – Wesson  
CEQA: ENV-2016-2085-MND Last Day to Act: 04-03-17  
Plan Area: Sunland–Tujunga–Lake View Terrace–  
Shadow Hills–East La Tuna Canyon

**PUBLIC HEARING** – Completed January 17, 2017

**PROJECT SITE:** 11600-11650 North Eldridge Avenue

**PROPOSED PROJECT:**

The demolition of existing buildings for the construction of 65 single-family dwellings.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b) consideration of the whole of the administrative record including the Mitigated Negative Declaration No. ENV-2016-2085-MND (Mitigated Negative Declaration), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the project;
2. Pursuant to Section 12.32-F, of the Los Angeles Municipal Code (LAMC) a Zone Change from A2-1 and RE9-1 to RU-1;
3. Pursuant to LAMC Section 12.24-X,26, a Zoning Administrator's Determination for the construction of ten retaining walls with a maximum height of eight feet prior to the recordation of the tract map and for Lot Nos. 1, 8, 17, 18, 27, 28, 36, 37, 45, and 46 to have a maximum of two retaining walls after the recordation of the tract map in lieu of the permitted one retaining wall with a maximum height of 12-feet or two retaining walls with a maximum height of 10-feet pursuant to LAMC Section 12.21-C,8(a); and
4. Pursuant to LAMC Section 12.24-X,7, a Zoning Administrator's Determination to permit retaining walls with a maximum height of eight feet within the rear yard prior to and after the recordation of the tract map in lieu of the maximum height of six feet pursuant to LAMC Section 12.21-C,1(g).

**Applicant:** Marc Annotti, Harridge Development Group  
Representative: Brad Rosenheim, Erika Iverson, Rosenheim & Associates, Inc.

**Staff:** May Sirinopwongsagon, City Planner  
[may.sirinopwongsagon@lacity.org](mailto:may.sirinopwongsagon@lacity.org)  
(213) 978-1372

8. [CPC-2015-779-CU-SPR](#)  
CEQA: ENV-2016-780-MND  
Plan Area: West Adams-Baldwin Hills-Leimert

Council District: 8 – Harris-Dawson  
Last Day to Act: 03-23-16

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 3831 West Stocker Street

**PROPOSED PROJECT:**

Demolition of a vacant 18,157-square foot two-story medical office building to construct a 45-foot high multi-family residential building with 74 units, of which the project will contain the requisite number of affordable units as set forth in California Government Code Section 65915(b). The project will include 120 parking spaces and 12,077 square-feet of open space.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-780-MND, all comments received, the imposition of mitigation measures, and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 12.24.U.26, of the Los Angeles Municipal Code, a Conditional Use to allow a density bonus of 75 percent of the 42 base units for a total of 74 units for a housing development project in which the density increase is greater than the maximum permitted in LAMC Section 12.22. A. 25; and
3. Pursuant to LAMC Section 16.05, Site Plan Review for a project which results in an increase of 50 or more residential units.

**Applicant:** Abraham Shofet, JMBM Holdings  
Representative: The Armen Ross Group

**Staff:** Debbie Lawrence, Senior City Planner  
[debbie.lawrence@lacity.org](mailto:debbie.lawrence@lacity.org)  
(213) 978-1163

The next scheduled regular meeting of the City Planning Commission will be held on:

**Thursday, April 20, 2017**

**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 **7 days prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at [CPC@lacity.org](mailto:CPC@lacity.org).