

COMMISSION MEETING AUDIO

**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**

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**TO REQUEST A COPY ON COMPACT DISC,
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

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
(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
(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
(213) 978-1167

7. **CPC-2016-2084-ZC-ZAD-F**

CEQA: ENV-2016-2085-MND
Plan Area: Sunland–Tujunga–Lake View Terrace–
Shadow Hills–East La Tuna Canyon

Council District: 7 – Wesson
Last Day to Act: 04-03-17

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
(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
(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**

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