

CITY PLANNING COMMISSION
****REVISED REGULAR MEETING AGENDA****
THURSDAY, APRIL 27, 2017 after 8:30 a.m.
VAN NUYS, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401

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

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 – April 20, 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)**

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-2016-2751-VZC-DB-SPR](#)
CEQA: ENV-2016-2752-MND
Plan Area: Mission Hills – Panorama City – North Hills

Council District: 6 - Martinez
Last Day to Act: 04-27-17

PUBLIC HEARING – Completed January 17, 2017

PROJECT SITE: 8811 – 8845 North Sepulveda Boulevard;
15430 West Rayen Street;
8832 – 8840 North Langdon Avenue

PROPOSED PROJECT:

The demolition of existing structures and the construction of a new 364-unit apartment building, with eleven percent set aside for affordable housing. The project will vary in height from two- to three-stories of dwelling units above one-level of on-grade parking near Langdon Avenue to four- and five-stories of dwelling units above two-levels of on-grade parking near Sepulveda Boulevard. The project will provide a total of 557 automobile parking spaces, 368 long term bicycle parking spaces, and 37 short term bicycle parking spaces.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15474(b), consideration of the whole of administrative record, including the Mitigated Negative Declaration No. ENV-2016-2752-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Sections 12.32-F and 12.32-Q of the Los Angeles Municipal Code (LAMC) a Vesting Zone Change from RA-1 to R3-1 of a portion of the project site in conformance with the existing Medium Residential land use designation;
3. Pursuant to LAMC Section 12.22-A, 25 a set aside of 11 percent (44 units) reserved for Very Low Income Households, to permit the construction of 364 residential units, utilizing Parking Option 1 and requesting two On-Menu Incentives:
 - a. a Floor Area Ratio (FAR) of 3:1 on the portion of the site which is zoned C2-1 and is located within 1,500 feet of a rapid bus stop;
 - b. to permit vehicular and pedestrian travel from the less restrictive to more restrictive zone; and
4. Pursuant to LAMC Section 16.05-E, Site Plan Review for a project creating more than 50 residential dwelling units.

Applicant: Art Simonian, Sepulveda Apartments, LLC
Representative: Benjamin Fiss, Pacific Zoning LLC

Staff: May Sirinopwongsagon, City Planner
may.sirinopwongsagono@lacity.org
(213) 978-1372

6. [CPC-2016-2865-VZC-SPR-ZAA-CDO](#)
CEQA: ENV-2016-2866-MND
Plan Area: Reseda – West Van Nuys

Council District: 3 - Blumenfield
Last Day to Act: 06-19-17

PUBLIC HEARING – Completed January 17, 2017

PROJECT SITE: 18341 West Sherman Way;
18344 West Cantlay Street

PROPOSED PROJECT:

The construction, use and maintenance of a proposed new five-story, 55-foot in height mixed-use apartment building consisting of two buildings, containing 112 residential units (Building A: 69 Units, Building B: 43 units), approximately 15,160 square feet of ground floor retail/restaurant space (13,520 square feet in Building A and 1,640 square feet in Building B), a total of 228 on-site parking spaces, with a total floor area of approximately 129,643 square feet. The project will provide approximately 20,478 square feet of common open space and is located on a 55,370 square-foot site in the proposed (T)(Q)RAS4-1D-CDO Zone.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15474(b), consideration of the whole of administrative record, including the Mitigated Negative Declaration No. ENV-2016-2866-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Section 12.32-Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from [Q]C2-1D-CDO and [Q]P-1D-CDO to (T)(Q)RAS4-1D-CDO;
3. Pursuant to LAMC Section 16.05-E, Site Plan Review for a project creating more than 50 residential dwelling units;
4. Pursuant to LAMC Section 12.28, a Zoning Administrator’s Adjustment to allow the following setback deviations from LAMC Section 12.11.5:
 - a. For Building A: a 0-foot eastern side yard setback in lieu of the required 5 feet;
 - b. For Building B: a 2-foot 6-inch front and rear yard in lieu of the required 5 feet;
5. Pursuant to LAMC Section 13.08, a determination of compliance with the Reseda Central Business District Community Design Overlay.

Applicant: Sam Kermanian, Reseda Majestic, LLC
Representative: King Woods, Diaz Group, LLC

Staff: Jojo Pewsawang, City Planning Associate
jojo.pewsawang@lacity.org
(213) 978-1214

7. [VTT-74583-SL-1A](#)
CEQA: ENV-2016-4118-MND
Plan Area: Encino – Tarzana
Related Case: CPC-2016-4117-GPA-VZC

Council District: 3 - Blumenfield
Last Day to Act: 05-14-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 5701 North Etiwanda Avenue

PROPOSED PROJECT:

Demolition of an existing single-family dwelling and the subdivision of two (2) lots into 16 Small Lots for the construction, use and maintenance of 16 Small Lot homes. Each home will be three (3) stories in height and will include two (2) parking spaces within private garages. The project will include a total of four (4) guest parking spaces.

APPEAL:

Appeal of the Deputy Advisory Agency's determination to approve the subdivision of two (2) lots into 16 Small Lots pursuant to LAMC Section 17.15, and an appeal of Mitigated Negative Declaration No. ENV-2016-4118-MND, as the environmental clearance for the project.

Applicant: Ilan and Yaron Levy
Representative: Jonathan Riker, Ervin, Cohen & Jessup, LLP

Staff: Oliver Netburn, City Planning Associate
oliver.netburn@lacity.org
(213) 978-1382

Appellant: David Herrera

8. **CPC-2016-4117-GPA-VZC**

Council District: 3 - Blumenfield
Last Day to Act: 05-22-17

CEQA: ENV-2016-4118-MND
Plan Area: Encino - Tarzana
Related Case: VTT-74583-SL-1A

PUBLIC HEARING – Completed February 21, 2017

PROJECT SITE: 5701 North Etiwanda Avenue

PROPOSED PROJECT:

Demolition of an existing single-family dwelling and the subdivision of two (2) lots into 16 Small Lots for the construction, use and maintenance of 16 Small Lot homes. Each home will be three (3) stories in height and will include two (2) parking spaces within private garages. The project will include a total of four (4) guest parking spaces.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15474(b), consideration of the whole of administrative record, including the Mitigated Negative Declaration No. ENV-2016-4118-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Sections 555, 556 and 558 of the City Charter and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Encino-Tarzana Community Plan to re-designate the subject parcel from Low Medium I Residential to Medium Residential land use; and
3. Pursuant to LAMC Section 12.32-F, a Vesting Zone Change from RA-1 to (T)(Q)R3-1.

Applicant: Ilan and Yaron Levy
Representative: Jonathan Riker, Ervin, Cohen & Jessup, LLP

Staff: Oliver Netburn, City Planning Associate
oliver.netburn@lacity.org
(213) 978-1382

9. [CPC-2015-3028-DB](#)
CEQA: ENV-2016-3029-CE
Plan Area: Westlake

Council District: 13 – O'Farrell
Last Day to Act: 05-16-17

PUBLIC HEARING – Completed March 29, 2017

PROJECT SITE: 252 North Hoover Street

**Request from the Applicant to the City Planning Commission to extend the time in which to act on the application and to continue the matter to an unspecified date. (Motion required)

PROPOSED PROJECT:

The construction, use and maintenance of a new, five-story, 24,369 square foot multi-family residential development containing 30 residential units, and measuring 80 feet in overall height.

REQUESTED ACTIONS:

1. Based on the whole of the administrative record that the project is exempt from the Environmental Quality Act (CEQA) pursuant to California CEQA Guidelines Section 15332, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 12.22 A.25(g)(2) of the Los Angeles Municipal Code (LAMC), a 20 percent Density Bonus for a project totaling 30 residential dwelling units reserving 12 percent, or three (3) units, for Very Low Income Households, and utilizing parking option 1, with two On-Menu Incentives to allow the following:
 - a. 20 percent reduction of the southerly side yard setback, for a side yard setback of 6-feet, 5-inches;
 - b. 20 percent reduction of the rear yard setback, for a rear yard setback of 13-feet, 7-inches; and
3. Pursuant to Section 12.22 A.25(g)(3) of the LAMC, one Off- Menu Waiver to allow a maximum Floor Area Ratio (FAR) of 3:1 in lieu of a 1.5:1 FAR otherwise permitted for a commercial-zoned lot in Height District 1.

Applicant: Stanley Treitel; Zachary Robbins, Brick Investment
Representative: Matthew Hayden, Hayden Planning

Staff: Azeen Khanmalek, City Planning Associate
azeen.khanmalek@lacity.org
(213) 978-1336

10. [DIR-2016-3999-DB-1A](#)
CEQA: ENV-2016-4000-CE
Plan Area: Palms – Mar Vista – Del Rey

Council District: 11- Bonin
Last Day to Act: 05-02-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 11830 - 11836 West Courtleigh Drive

PROPOSED PROJECT:

The new construction of a 5-story, 56-foot tall building totaling 29 dwelling units. The project will reserve 3 dwelling units, of the 21 total base dwelling units permitted on the site, for Very Low Income household occupancy for a period of 55 years.

APPEAL:

Appeal of the Planning Director's determination to conditionally approve Density Bonus Incentives pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A, 25, as follows:

- a. **Floor Area Ratio.** An allowance for a 3.9:1 Floor Area Ratio in lieu of the normally required 3:1 Floor Area Ratio.
- b. **Height.** An 11 foot increase in height to 56 feet in lieu of 45 feet.

An appeal of the categorical exemption from the California Environmental Quality Act (CEQA) pursuant to Article III, Section I, and Class 32 (Infill Development) of the CEQA Guidelines, as the environmental clearance for the project.

Applicant: Robert Green, owner

Appellants: Brenton Barker and Olga Vlassova, abutting property owners

Staff: Victor Vallejo, City Planning Associate
victor.vallejo@lacity.org
(213) 978-1453

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

Thursday, May 11, 2017

**Los Angeles City Hall
200 N. Spring Street
Los Angeles, CA 90012**

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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.