

**LOS ANGELES CITY PLANNING COMMISSION
UNOFFICIAL MINUTES OF MEETING
THURSDAY, MARCH 23, 2017**

CITY HALL COUNCIL CHAMBERS
200 NORTH SPRING STREET, ROOM 340
LOS ANGELES CALIFORNIA 90012

THESE MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. RECORDINGS ARE ACCESSIBLE ON THE INTERNET AT <http://planning.lacity.org>. OR MAY BE REQUESTED BY CONTACTING CENTRAL PUBLICATIONS AT (213) 978-1255.

Commission President David Ambroz called the regular meeting to order at 11:02 a.m. with Commission Vice President Renee Dake Wilson and Commissioners Caroline Choe, John Mack, Samantha Millman and Veronica Padilla-Campos in attendance. Commissioners Richard Katz and Dana Perlman were absent.

Also in attendance were Vince Bertoni, Planning Director; Kevin Keller, Deputy Planning Director; Lisa Webber, Deputy Planning Director and Amy Brothers, Deputy City Attorney. Commission Office staff present were James K. Williams, Commission Executive Assistant II, Cecilia Lamas, Senior Administrative Clerk and Rocky Wiles, Commission Office Manager.

ITEM NO. 1

DIRECTOR'S REPORT

Commissioner Ambroz tabled the Director's Report.

CITY ATTORNEY UPDATE

Deputy City Attorney Donna Wong had no report.

ITEM NO. 2

COMMISSION BUSINESS

Commissioner Ambroz tabled the Commission Business.

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION:

One statement was submitted by Doug Haines, East Hollywood Neighborhood Council.

ITEM NO. 4**PUBLIC COMMENT PERIOD**

No speaker cards were submitted for public comment.

ITEM NO. 5**CONSENT CALENDAR**

Item 5a and Item 5b.

ITEM NO. 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

IN ATTENDANCE:

Valentina Knox-Jones, City Planning Associate, representing the City Planning Department.

MOTION:

Commissioner Mack put forth the actions below in conjunction with the approval of the following project as recommended in the staff report:

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.

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;
2. **Approve** the continued use and maintenance of the existing school/day care facility pursuant to Los Angeles Municipal Code Section 12.24 U (Plan Approval) and Condition No. 4 of Case No. CPC-2004-6045-CU and **found** that the operation is in substantial compliance with the conditions of approval previously imposed on the project;
3. **Adopt** the Conditions of Approval; and
4. **Adopt** the Findings.

The motion was seconded by Commissioner Millman and the vote proceeded as follows:

Moved: Mack
Seconded: Millman

Ayes: Ambroz, Choe, Padilla-Campos, Dake Wilson
Absent: Katz, Perlman

Vote: 6 - 0

MOTION PASSED

ITEM NO. 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

IN ATTENDANCE:

Courtney Shum, City Planning Associate, representing the City Planning Department.

MOTION:

Commissioner Mack put forth the actions below in conjunction with the approval of the following project as recommended in the staff report:

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.

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;
2. **Approve**, 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, pursuant to Los Angeles Municipal Code Section 12.24-U,24;
3. **Adopt** the Conditions of Approval; and
4. **Adopt** the Findings.

The motion was seconded by Commissioner Millman and the vote proceeded as follows:

Moved: Mack
Seconded: Millman
Ayes: Ambroz, Choe, Padilla-Campos, Dake Wilson
Absent: Katz, Perlman

Vote: 6 - 0

MOTION PASSED

ITEM NO. 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

IN ATTENDANCE:

Blake Lamb, Senior City Planner and Shana Bonstin, Senior City Planner representing the Planning Department; Mark Edwards, Abundant Housing, Bill Roschen AIA, Roschen & Van Cleve and Michael Gonzalez, Attorney representing the applicant Cen Fed Ltd.;

MOTION:

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following project as recommended in the staff report with additional modifications to the Conditions of Approval by the Commission as stated on the record:

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).

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2013-1596-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **find** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **find** the mitigation measures have been made enforceable conditions on the project; and **adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approve** an On-Menu Incentive, pursuant to Section 12.22 A.25(g)(2) of the Los Angeles Municipal Code (LAMC), for a project reserving 10 units or 11% of the 84 base dwelling units for Very Low Income household occupancy for a period of 55 years 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. The allowed Density Bonus of 35% results in a residential density of 114 units;
3. **Deny** a Conditional Use, pursuant to LAMC Section 12.24 U.26, to allow a density bonus increase of 107.5% in order to permit 175 residential units in lieu of 84 residential units;
4. **Deny** an Off-Menu Incentive as requested, pursuant to LAMC Section 12.22 A.25(g)(3): 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;

5. **Approve** an Off-Menu Incentive as conditioned, pursuant to LAMC Section 12.22 A.25(g)(3), for a project reserving 10 units or 11% of the 84 base dwelling units for Very Low Income household occupancy for a period of 55 years: a deviation from development standards from Section 8.B.1 of the SNAP to permit an increase in height of 13 feet, for a maximum project height of 63 feet in lieu of the maximum permitted project height of 50 feet;
5. **Approve** the following one (1) off-menu waiver, pursuant to Section 12.22 A.25(g)(3) of the Municipal Code, for a project reserving 10 units or 11 % of the 84 base dwelling units for Very Low Income household occupancy for a period of 55 years: to permit a deviation from development standard from Section 8.H of the SNAP to permit a public pedestrian plaza in lieu of the two required pedestrian thoroughways;
6. **Approve** Zoning Administrator's Adjustments, pursuant to LAMC Section 12.28, to permit:
(a) an encroachment of 21 feet 8 inches into the required 25-foot Building Line along Kenmore Avenue; and
(b) an encroachment of 11 feet 9 inches into the required 17-foot Building Line on Edgemont Street;
7. **Approve** a Specific Plan Project Permit Compliance Review, pursuant to LAMC Section 11.5.7 C., with the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173,749;
8. **Approve** a Site Plan Review, pursuant to LAMC Section 16.05, for a project that creates 114 residential units and 13,813 square feet of commercial/retail space;
9. **Adopt** the Conditions of Approval as modified by the City Planning Commission; and
10. **Adopt** the Findings.

The motion was seconded by Commissioner Mack and the vote proceeded as follows:

Moved: Ambroz
Seconded: Mack
Ayes: Choe, Millman, Padilla-Campos, Dake Wilson
Absent: Katz, Perlman

Vote: 6 - 0

MOTION PASSED

ITEM NO. 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

IN ATTENDANCE:

May Sirinopwongsagon, City Planner, Nicholas Hendricks, Senior City Planner representing the Planning Department; Jerry Neuman, Liner, LLP, Brad Rosenheim & Associates representing the applicant Harridge Development

MOTION:

Commissioner Dake Wilson put forth the actions below in conjunction with the approval of the following project as recommended in the staff report with additional modifications to the Conditions of Approval by the Commission as stated on the record:

Demolition of existing buildings for the construction of 65 single-family dwellings and one (1) lot to serve as a community park.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2085-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, that the project was assessed as part of Mitigated Negative Declaration and that there is no substantial evidence that the project will have a significant effect on the environment; **find** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **find** the mitigation measures have been made enforceable conditions on the project; and **adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Deny** the requested Zone Change from A2-1 and RE9-1 to RU-1;
3. **Approve** and **recommend** that the City Council adopt a Zone Change from A2-1 and RE9-1 to (T)R1-1;
4. **Approve** a Zoning Administrator's Determination to permit the construction of ten retaining walls with a maximum height of eight feet prior to the recordation of the tract map for Lots 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;
5. **Approve** 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;
6. **Adopt** the modified Conditions of Approval; and
7. **Adopt** the Findings;

The motion was seconded by Commissioner Mack and the vote proceeded as follows:

Moved: Dake Wilson
 Seconded: Mack
 Ayes: Choe, Millman, Padilla-Campos
 Nays: Ambroz
 Absent: Katz, Perlman

Vote: 5 - 1

MOTION PASSED

ITEM NO. 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

IN ATTENDANCE:

Debbie Lawrence, Senior City Planner representing the City Planning Department; Armen Ross, the Armen Ross Group representing the applicant JMBM Holdings; and Lynell Washington representing Council District 8. Staff noted that the Council Office is requesting to continue the matter. The applicant did not object.

MOTION:

Commissioner Ambroz made the motion to **continue** the matter to the City Planning Commission meeting of July 13, 2017 meeting.

The motion was seconded by Commissioner Mack and the vote proceeded as follows:

Moved: Ambroz
Seconded: Mack
Ayes: Choe, Millman, Padilla-Campos, Dake Wilson
Absent: Katz, Perlman

Vote: 6 - 0

MOTION PASSED

Commissioner Ambroz returned to agenda items number 1 and 2.

ITEM NO. 1**DIRECTOR'S REPORT**

Vince Bertoni, Director of Planning led the update by introducing Ken Bernstein, Principal City Planner and Claire Bowin, Senior City Planner who spoke on a the Transportation Oriented Communities (TOC) Affordable Housing Incentive Program. As required by Measure JJJ, the Planning Department issued new TOC guidelines to be reviewed for 30-days.

ITEM NO. 2**COMMISSION BUSINESS****MOTION:**

Commissioner Choe made the motion to **approve** the Minutes for the Commission meetings of February 23, 2017 and March 9, 2017.

The action was seconded by Commissioner Dake Wilson and the vote proceeded as follows:

Moved: Choe
Seconded: Dake Wilson
Yes: Ambroz, Mack, Millman, Padilla-Campos
Absent: Katz, Perlman

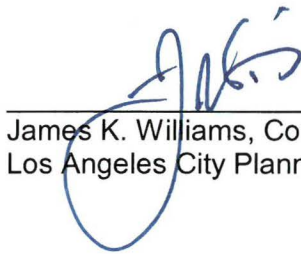
Vote: 6 - 0

MOTION PASSED

There being no further business to come before the City Planning Commission, the meeting adjourned at 1:33 p.m.



David Ambroz, President
Los Angeles City Planning Commission



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Adopted:

ADOPTED
CITY OF LOS ANGELES

APR 20 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**