

COMMISSION MEETING AUDIO

**CITY PLANNING COMMISSION
*SECOND CORRECTED REGULAR MEETING AGENDA
THURSDAY, JULY 13, 2017 after 8:30 a.m.
LOS ANGELES CITY HALL, COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

**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

1. *Update on Case No. CPC-2015-779-CU-SPR continued on March 23, 2017 to the City Planning Commission Meeting of July 13, 2017: the case has been withdrawn by the Applicant.

B. Legal actions and issues update

C. Other Items of Interest

2. [COMMISSION BUSINESS](#)

A. Advance Calendar

B. Commission Requests

C. Minutes of Meeting – June 8, 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-2016-2690-CU-SPP**

CEQA: ENV-2016-2691-CE

Plan Area: North Hollywood – Valley Village

Council District: 2 - Krekorian

Last Day to Act: 07-24-17

PUBLIC HEARING – Completed June 2, 2017

PROJECT SITE: 12500 - 12503 West Burbank Boulevard;
5551 – 5557 North Whitsett Avenue

PROPOSED PROJECT:

Conversion of an existing 4,399 square-foot commercial building into a private, faith-based high school with up to 57 students. The project includes expanding the existing mezzanine by approximately 750 square feet. The school will operate Sunday through Friday with proposed hours of operation from 7:45 a.m. to varied closing hours of 12:30 p.m. (Friday), 1:45 p.m. (Sunday), 6:45 p.m. (Tuesday and Wednesday) and 8:15 p.m. (Monday and Thursday). A total of 10 parking spaces will be provided.

REQUESTED ACTIONS:

- 1. Pursuant Section 21080 of the California Public Resources Code, an Exemption from CEQA Article 19 and Section 15332 (Class 32 – Infill Development), and there is no substantial evidence demonstrating that an exception to a categorical

- 2. exemption pursuant to CEQA Guidelines Section 15300.2 applies;
- 2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-U,24(b), a Conditional Use to allow a private high school in the [Q]C2-1VL zone, and
- 3. Pursuant to LAMC Section 11.5.7, a Project Permit Compliance within the Valley Village Specific Plan.

Applicant: Rabbi Benjamin Lieberman, Yeshiva Ner Aryeh
 Representative: Peter Alias, Quality Mapping Service

Staff: Marianne King, City Planning Associate
marianne.king@lacity.org
 (213) 374-5059

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| <p>6. <u>CPC-2015-4398-GPA-ZC-HD-ZAD-CU</u>
 CEQA: ENV-2012-1962-EIR; SCH No. 2008101017
 Plan Area: West Adams-Baldwin Hills-Leimert
 Related Case: CPC-2016-3681-DA</p> | <p>Council Districts: 8 – Harris-Dawson
 10 – Wesson
 Last Day to Act: 07-13-17
 Continued from: 04-20-17
 06-08-17</p> |
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PUBLIC HEARING – Completed December 21, 2016

PROJECT SITE: 3650 and 3691 West Martin Luther King Jr. Boulevard;
 3901-4145 South Crenshaw Boulevard; 4020-4090 South Marlton Avenue;
 3701-3791 West Santa Rosalia Drive; *3649 West Stocker Street

The site is bordered by West 39th Street to the north, Crenshaw Boulevard to the east, Stocker Street to the south, and Santa Rosalia Drive and Marlton Avenue to the west; and bisected into two portions by Martin Luther King Jr. Boulevard.

PROPOSED PROJECT:

Redevelopment of the existing Baldwin Hills Crenshaw Plaza, resulting in a mixed-use retail, commercial, office, hotel, and residential project totaling approximately 3,072,956 square feet of floor area. The existing enclosed mall structure and cinema will be maintained and 77,933 square feet of the existing free-standing structures will be demolished. The project will result in a total net floor area of approximately 2,056,215 square feet consisting of: 331,838 square feet of retail/restaurant uses, 143,377 square feet of office uses, 346,500 square feet of hotel uses providing up to 400 hotel rooms, and 1,234,500 square feet of residential uses within 961 residential units (551 condominiums and 410 apartments). The project includes a total of 6,829 parking spaces and 885 bicycle spaces.

REQUESTED ACTIONS:

- 1. Pursuant to CEQA Guidelines, Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Baldwin Hills Crenshaw Plaza Master Plan EIR No. ENV-2012-1962-EIR, SCH No. 2008101017 certified on January 18, 2017; and no subsequent EIR or addendum is required for approval of the project;
- 2. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC) a General Plan Amendment to the West Adams-Baldwin Hills-Leimert Community Plan to modify Footnote 1 to allow Height District 2 in the Regional Commercial land use designation;
- 3. Pursuant to LAMC Section 12.32, a Zone and Height District Change from C2-2D and [T][Q]C2-2D to [T][Q]C2-2D to:

- a. Revise the “D” Limitation as established by Ordinance No. 165,481 to allow a Floor Area Ratio up to 3:1 across the entire site, in lieu of the “D” Limitation of a 3:1 FAR of each lot and a 1.5:1 FAR total across the entire site; and
 - b. Revise the “Q” Condition as established by Ordinance No. 162,020 to allow two parking spaces per 1,000 square feet for the commercial and office use, in lieu of the “Q” Condition requiring three parking spaces per 1,000 square feet.
4. Pursuant to LAMC Section 12.24-W,19, a Conditional Use to allow floor area ratio averaging for a unified development;
 5. Pursuant to LAMC Section 12.24-Y, a Special Permission for the Reduction of Off-Street Parking to allow a 10 percent parking reduction for the commercial use located within 1,500 feet of a transit facility; and
 6. Pursuant to LAMC Section 12-24-X,20, a Zoning Administrator’s Determination to allow shared parking for commercial uses.

Applicant: Capri Urban Baldwin, LLC; Capri Urban Crenshaw, LLC
 Representative: Marcos Velayos, Park & Velayos

Staff: Christina Toy Lee, City Planner
christina.toy-lee@lacity.org
 (213) 473-9723

7. **CPC-2016-3681-DA** Council Districts: 8 – Harris-Dawson
 CEQA: ENV-2012-1962-EIR; SCH No. 2008101017 10 – Wesson
 Plan Area: West Adams-Baldwin Hills-Leimert Last Day to Act: 06-08-17
 Related Case: CPC-2015-4398-GPA-ZC-HD-ZAD-CU Continued from: 04-20-17
 06-08-17

PUBLIC HEARING - Completed December 21, 2016

PROJECT SITE: 3650 and 3691 West Martin Luther King Jr. Boulevard;
 3901-4145 South Crenshaw Boulevard; 4020-4090 South Marlton Avenue;
 3701-3791 West Santa Rosalia Drive; *3649 West Stocker Street

The site is bordered by West 39th Street to the north, Crenshaw Boulevard to the east, Stocker Street to the south, and Santa Rosalia Drive and Marlton Avenue to the west; and bisected into two portions by Martin Luther King Jr. Boulevard.

PROPOSED PROJECT:

Development Agreement for the provision of community benefits in Council Districts 8 and 10, in exchange for a proposed term of 20 years.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in the previously certified Baldwin Hills Crenshaw Plaza Master Plan EIR No. ENV-2012-1962-EIR, SCH No. 2008101017 certified on January 18, 2017; and no subsequent EIR or addendum is required for approval of the project; and
2. Pursuant to California Code Sections 65864-68869.5, a Development Agreement with the City of Los Angeles.

Applicant: Capri Urban Baldwin, LLC; Capri Urban Crenshaw, LLC
Representative: Marcos Velayos, Park & Velayos

Staff: Christina Toy Lee, City Planner
christina.toy-lee@lacity.org
(213) 473-9723

8. [DIR-2016-4160-DB-1A](#)
CEQA: ENV-2016-4161-CE
Plan Area: Brentwood – Pacific Palisades

Council District: 11- Bonin
Last Day to Act: 07-15-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 11620 West Chenault Street

PROPOSED PROJECT:

The demolition of one single-family dwelling and one two-family dwelling and the construction of a 34,992 square-foot, 56-foot high, five-story multi-family residential building over two levels of subterranean parking with a total of 22 dwelling units. The project will reserve three Very Low Income Units for a period of 55 years in exchange for the following requested on-menu incentives: (1) a 35 percent increase in Floor Area Ratio to 4.05:1 in lieu of the 3:1 allowed, (2) an 11-foot increase in height to 56 feet in lieu of the 45 feet allowed, and (3) a 20 percent reduction of the southwesterly side yard setback to 6 feet 5 inches in lieu of the 8 feet required.

APPEAL:

Appeal of the determination by the Director of Planning to approve a density bonus for the project pursuant to Los Angeles Municipal Code Section 12.22-A, 25 and an appeal of the categorical exemption pursuant to Section 15332, Class 32 of the CEQA Guidelines, as the environmental clearance for the project.

Applicant: Chenault Terrace, LLC

Appellants: William Kiekhofer, The Chenault, Inc; Judith Mages

Staff: Kenton Trinh, City Planning Associate
kenton.trinh@lacity.org
(213) 978-1290

9. [CPC-2014-4901-DB](#)
CEQA: ENV- 2014-4902-CE
Plan Area: Hollywood

Council District: 13 – O'Farrell
Last Day to Act: 07-23-17

PUBLIC HEARING – Completed January 23, 2017

PROJECT SITE: 1749 North Las Palmas Avenue;
6710 West Yucca Street

PROPOSED PROJECT:

Demolition of an existing two-story, 15-unit apartment building and the construction, use and maintenance of a seven-story mixed-use development containing 70 residential units and 3,117 square feet of ground floor retail, measuring 71 feet in height.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, an Exemption from CEQA Section 15332, and determine that 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 12.22 A.25(g)(3) of the Los Angeles Municipal Code (LAMC), a 22.8% Density Bonus for a project totaling 70 residential dwelling units reserving 10 percent, or seven (7) units, for Very Low Income Households, and utilizing the AB 744 parking option, with the following three (3) Off-Menu Incentives (waivers) to allow:
 - a. A Floor Area Ratio (FAR) of 4.5:1 in lieu of the otherwise maximum permitted FAR of 3:1, as limited per Ordinance No. 165,657;
 - b. 39 residential parking stalls and 70 long-term bicycle parking stalls to be located off-site in an adjacent building; and
 - c. A 10-foot rear yard setback in lieu of the otherwise 19 feet required.

Applicant: Medhi Bolour, Denley Investment and Management
Representative: Mehdi Bolour, Las Palmas Realty Management LLC

Staff: Mindy Nguyen, City Planner
mindy.nguyen@lacity.org
(213) 978-1241

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

Council District: 13 – O’Farrell
Last Day to Act: 07-13-17

PUBLIC HEARING – Completed March 29, 2017

PROJECT SITE: 252 North Hoover Street

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. Pursuant to CEQA Guidelines, an Exemption from CEQA Section 15332, and determine that 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 12.22 A.25(g)(3), a 20% Density Bonus for a project totaling 30 residential dwelling units reserving 11 percent, or three (3) units, for Very Low Income Households, and utilizing parking option 1, with:
 - a. Two (2) On-Menu Incentives to allow:
 - i. A 20% reduction of the southerly side yard, for a side yard of 6-feet 4-inches;
 - ii. A 20% reduction of the rear yard, for a rear yard of 13-feet 8-inches; and,

- b. *Pursuant to LAMC Section 12.22 A.25(g)(3), the applicant requests one Off-Menu Incentive: a Waiver of Development Standards 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, Brick Investment, LLC
Representative: Carl Smith, Telemachus Studio

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

11. [DIR-2016-304-DB-SPR-1A](#) Council District:11 – Bonin
CEQA: ENV-2016-2229-MND Last Day to Act: N/A
Plan Area: Palms – Mar Vista – Del Rey

On June 7, 2017, pursuant to City Charter Section 245, the Los Angeles City Council adopted its Planning and Land Use Management Committee's recommendation to veto the action of the City Planning Commission related to this matter and remand it back to the Commission.

PROJECT SITE: 12440-12492 West Venice Boulevard

PROPOSED PROJECT:

Construction of a Density Bonus and Site Plan Review project involving a 6-story with a mezzanine level, 83-foot tall, mixed-use development totaling 62,652 square feet. The project includes 77 dwelling units, 2,100 square feet of retail space, and 8,075 square feet of open space. The project will reserve 11 percent, or 7 dwelling units, of the 58 total base dwelling units permitted for Very Low Income households. The project will utilize Assembly Bill 744 (California Government Code Section 65915 (p)(2)) to allow for the provision of reduced parking at 46 residential parking spaces.

APPEAL:

Appeal of the Planning Director's determination to approve a Site Plan Review and a Density Bonus with reduced parking utilizing Assembly Bill 744 for the construction of the project; an appeal of the Mitigated Negative Declaration, ENV-2016-2229-MND ("Mitigated Negative Declaration") and Mitigation Monitoring Program, adopted for the project.

Applicant: Pamela Day, Crimson EHOF

Appellants: Robert Logue and Kathy Logue; Ilah Hardesty; West Mar Vista Residents Association and South Mar Vista Neighborhood Association

Staff: Connie Chauv, City Planning Associate
connie.chauv@lacity.org
(213) 978-0016

12. [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: 07-17-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 11830-11836 West Courtleigh Drive

PROPOSED PROJECT:

The construction of a 5-story, 56-foot tall building totaling 29 dwelling units. The project will reserve three (3) dwelling units of the total for Very Low Income household occupancy for a period of 55 years, with the following requested incentives:

- a. A 35 percent increase in the allowable Floor Area Ratio, allowing a total Floor Area Ratio of 4.05:1 in lieu of 3:1; and
- b. An increase of 11 feet in the building height, allowing 56 feet in height in lieu of 45 feet, the maximum height allowed.

APPEAL:

Appeal of the Planning Director's determination to approve two On-Menu Density Bonus Affordable Housing Incentives pursuant to Los Angeles Municipal Code Section 12.22 A.25, and an appeal of the Categorical Exemption pursuant to State CEQA Guidelines Section 15332 (Class 32 – Infill Development), as the environmental clearance for the project.

Applicant: Robert Green, CL Lofts, LLC

Appellants: Brenton Barker; Olga Vlassnova

Staff: Connie Chauv, City Planning Associate
connie.chauv@lacity.org
(213) 978-0016

*****THE FOLLOWING ITEM WILL BE CONSIDERED AFTER 10:30 AM*******

13. [CPC-2017-2022-CA](#)
CEQA: ENV-2017-2023-ND
Plan Area: Citywide

Council District: All
Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: Citywide

PROPOSED ORDINANCE:

An ordinance amending Sections 12.22, 12.24, 14.00, and 14.3.1 of the Los Angeles Municipal Code to clarify existing regulations and align affordability requirements across the range of zoning entitlements that allow for increased density or floor area ratio beyond what is allowed by zoning. The ordinance will ensure the creation of affordable housing through certain conditional use permits and public benefit projects.

RECOMMENDED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including Negative Declaration No. ENV-2017-2023-ND ("Negative Declaration"), and all comments received, that there is no substantial evidence that the project will have a significant effect on the environment; and
2. Recommend that the City Council adopt the proposed Ordinance;
3. Adopt the staff report as the Commission's report on the subject; and
4. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Claire Bowin, Senior City Planner
claire.bowin@lacity.org
(213) 978-1213

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

Thursday, July 27, 2017

**VAN NUYS CITY HALL
COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET
VAN NUYS, CALIFORNIA 91401**

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