

## COMMISSION MEETING AUDIO

CITY PLANNING COMMISSION  
\* SECOND REVISED MEETING AGENDA  
THURSDAY, OCTOBER 12, 2017 after 8:30 a.m.  
LOS ANGELES CITY HALL, COUNCIL CHAMBERS 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
- B. Legal actions and issues update
- C. Other Items of Interest

2. [COMMISSION BUSINESS](#)

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – September 14, 2017; September 28, 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. [GENERAL PUBLIC COMMENT](#)

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, 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.

**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.**

5. **RECONSIDERATIONS**

5a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.

5b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

6. **CONSENT CALENDAR**

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.

No Items.

7. **CPC-2016-3142-GPA-VCU-CUB-DB-SPR**

CEQA: ENV-2016-3144-MND

Plan Area: Westlake

Related Cases: VTT- 74297; CPC-2016-3143-DA

Council District: 1 – Cedillo

Last Day to Act: 10-26-17

**PUBLIC HEARING** – Completed February 15, 2017

**PROJECT SITE:** 1930 West Wilshire Boulevard;  
(1900, 1908, 1914, 1920, 1926, 1928, and 1930, 1932, and 1936 West  
Wilshire Boulevard; 657, 659, 661, 665, 667, 669, 671 South Bonnie Brae  
Street and 654, 658, 660, 668 South Westlake Avenue)

**PROPOSED PROJECT:**

Conversion of an existing 14-story medical office building into a 220-room hotel; the construction of a new 5-story, approximately 70,000 square-foot, multi-cultural and performing arts center; and the construction of a 41-story apartment tower containing 478 dwelling units. The project will provide up to 933 parking spaces.

**REQUESTED ACTIONS:**

1. Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, consideration of the whole of the administrative record, including the Mitigated Negative Declaration, ENV-2016-3144-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 City Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to amend the Westlake Community Plan to:
  - a. Re-designate the parcels located at 660, 668 S. Westlake Avenue and 665, 667, 669, 671 S. Bonnie Brae Street from a Community Commercial to Regional Center Commercial land use designation; and
  - b. Remove Footnote No. 2 for the subject property;
3. Pursuant to LAMC Sections 12.24-T and 12.24-W.24, a Vesting Conditional Use to allow a hotel located within 500 feet of any R Zone;
4. Pursuant to LAMC Section 12.24-W.1, a Conditional Use to permit the on- and off-site sales and consumption of a full line of alcohol;
5. Pursuant to LAMC Section 12.22-A.25, a Density Bonus to permit the following two On-Menu Incentives for a project totaling 478 dwelling units, reserving 11% of its base density for Very-Low Income household occupancy for a period of 55 years:

- a. Floor Area Ratio. An increase of up to 35% of permitted floor area for a project which is eligible for a 35% density bonus; and
  - b. Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access. The averaging of floor area, density, open space, and parking over the project site, where a project will set aside a minimum of 11% units for Very Low Income households; and
6. Pursuant to LAMC Section 16.05 E, Site Plan Review for the construction, use, and maintenance of a project containing 50 or more residential dwelling units.

**Applicant:** Adrian Jayasinghe, Walter & Aesha Jayasinghe Family Trust  
Representative: Francis Park, Park & Velayos, LLP

**Staff:** Jenna Monterrosa, City Planner  
[jenna.monterrosa@lacity.org](mailto:jenna.monterrosa@lacity.org)  
(213) 978-1377

8. [\*\*CPC-2016-3143-DA\*\*](#) Council District: 1 – Cedillo  
CEQA: ENV-2016-3144-MND Last Day to Act: 10-26-17  
Plan Area: Westlake  
Related Case: \*CPC-2016-3142-GPA-VCU-CUB-DB-SPR; VTT- 74297;

**PUBLIC HEARING** – Completed February 15, 2017

**PROJECT SITE:** 1930 W. Wilshire Boulevard  
(1900, 1908, 1914, 1920, 1926, 1928, and 1930, 1932, and 1936 West Wilshire Boulevard; 657, 659, 661, 665, 667, 669, 671 South Bonnie Brae Street and 654, 658, 660, 668 South Westlake Avenue)

**PROPOSED PROJECT:**

Consideration of a Development Agreement for an extended term of the entitlements in exchange for the provision of public benefits.

**REQUESTED ACTIONS:**

1. Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, consideration of the whole of the administrative record, including the Mitigated Negative Declaration, ENV-2016-3144-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration; and
2. Pursuant to California Government Code Sections 65864-65869.5, to enter into a Development Agreement with the City of Los Angeles for a term of 20 years.

\* In addition to the requested actions listed above, the Commission may, at its discretion, revoke the Planning Director's authority to approve or disapprove changes to the ordinance(s) on behalf of the Commission. A motion would be required by the Commission to revoke its delegated authority.

**Applicant:** Adrian Jayasinghe, Walter & Aesha Jayasinghe Family Trust  
Representative: Francis Park, Park & Velayos, LLP

**Staff:** Luci Ibarra, Senior City Planner  
[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)  
(213) 978-1378

9. [VTT-74392-1A](#)  
CEQA: ENV-2016-3077-MND  
Plan Area: Granada Hills-Knollwood  
Related Case: DIR-2016-3076-DRB-SPP-DB-SPR-1A

Council District: 12 – Englander  
Last Day to Act: 10-12-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 11147 North Woodley Avenue;  
16201–16301 West San Fernando Mission Boulevard

**PROPOSED PROJECT:**

Merger and subdivision of the project site into two (2) lots for condominium purposes.

**APPEAL:**

Appeal of the Deputy Advisory Agency's determination to approve a Vesting Tentative Tract for merger and subdivision of the project site into two (2) lots for condominium purposes, and of the Mitigated Negative Declaration, ENV-2016-3077-MND ("Mitigated Negative Declaration") and associated Mitigation Monitoring Program.

**Applicant:** Harridge Development Group  
Representative: Rosenheim & Associates, Inc.

**Appellant:** Jim Summers  
Representative: Mitchell M. Tsai, Attorney at Law

**Staff:** Heather Bleemers, City Planner  
[heather.bleemers@lacity.org](mailto:heather.bleemers@lacity.org)  
(213) 978-0092

10. [DIR-2016-3076-DRB-SPP-DB\\*-SPR-1A](#)  
CEQA: ENV-2016-3077-MND  
Plan Area: Granada Hills-Knollwood  
Related Case: VTT-74392-CN-1A

Council District: 12 – Englander  
Last Day to Act: 10-12-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 11147 North Woodley Avenue;  
16201–16301 West San Fernando Mission Boulevard

**PROPOSED PROJECT:**

Demolition of the existing commercial buildings and the construction of two buildings with Building "A" containing a total of up to 60 dwelling units and up to 19,500 square feet of commercial space and Building "B" containing up to 80 dwelling units and up to 20,500 square feet of commercial floor area and 102 townhomes.

.

**APPEAL:**

Appeal of the Planning Director's determination to approve the following:

1. A Project Permit Compliance and Design Review, pursuant to the LAMC Section 11.5.7-C, to permit the mixed-use development within the boundaries of the Granada Hills Specific Plan;
2. Site Plan Review, pursuant to the LAMC Section 16.05, for a project resulting in a net increase of more than 50 dwelling units; and
3. An appeal of the Mitigated Negative Declaration, ENV-2016-3077-MND ("Mitigated Negative Declaration") mitigation measures and associated Mitigation Monitoring Program.

*\* Note: The original Density Bonus request was dismissed due to project revisions which resulted in a development that no longer sought development incentives.*

**Applicant:** Harridge Development Group  
Representative: Rosenheim & Associates, Inc.

**Appellant:** Jim Summers  
Representative: Jackson Tidus

**Staff:** Heather Bleemers, City Planner  
[heather.bleemers@lacity.org](mailto:heather.bleemers@lacity.org)  
(213) 978-0092

11. **CPC-2017-2342-ZC** Council District: 2 – Krekorian  
CEQA: ENV-2015-4197-ND-REC1 Last Day to Act: N/A  
Plan Area: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

**PUBLIC HEARING** – Completed September 11, 2017

**PROJECT SITE:**

The project area is located in the Studio City community. The project site consists of 3,900 single-family zoned properties and is generally bounded by the Hollywood Freeway to the east, the Los Angeles River and Ventura Blvd. to the south, Ethel Ave. to the west and the Ventura Freeway to the north. It also includes several hundred single family properties south of Ventura Blvd. between Laurel Canyon Blvd. and Fulton Ave.

**\*PROPOSED PROJECT:**

*Adopt an Ordinance to Repeal the Studio City Residential Floor Area (RFA) Supplemental Use District (SUD) – Ordinance No. 182,048 and in its place apply the Single Family R1 Regulations (BMO).*

**\*REQUESTED ACTIONS:**

1. *Pursuant to Section 12.32(F) of the Los Angeles Municipal Code (LAMC) adopt an Ordinance to repeal the Studio City Residential Floor Area (RFA) Supplemental Use District (SUD) – Ordinance No. 182,048.*
2. *Pursuant to Section 12.32(F) of the Los Angeles Municipal Code (LAMC) adopt and recommend that Council adopt a Zone Change from those parcels in the non-hillside single-family residential parcels in Studio City proposed Ordinance Map from R1-1-RFA-RIO to R1-1-RIO, R1-1VL-RFA-RIO to R1-1VL-RIO, RE11-1-RFA-RIO to RE11-1-RIO, and RE20-1-RFA-RIO to RE20-1-RIO, (Exhibit A) removing the RFA designation.*
3. *Find that, after consideration of the whole of the administrative record, the project was assessed in Negative Declaration, No. ENV-2015-4197-ND-REC-1; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum dated October 2, 2017, no major revisions are required to the Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the project.*

\* In addition to the requested actions listed above, the Commission may, at its discretion, revoke the Planning Director's authority to approve or disapprove changes to the ordinance(s) on behalf of the Commission. A motion would be required by the Commission to revoke its delegated authority.

**Applicant:** City of Los Angeles

**Staff:** Susan Wong, City Planning Associate  
[susan.s.wong@lacity.org](mailto:susan.s.wong@lacity.org)  
(213) 978-1472

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

**Thursday, October 26, 2017**

Van Nuys City Hall  
City Council Chamber, 2<sup>nd</sup> Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

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).