

COMMISSION MEETING AUDIO

CITY PLANNING COMMISSION
* ****SECOND REVISED REGULAR MEETING AGENDA****
THURSDAY, OCTOBER 26, 2017 after 8:30 a.m.
VAN NUYS, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401

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1. [DIRECTOR'S REPORT](#)

- A. Update on City Planning Commission Status Reports and Active Assignments
 - Joint Presentation by the Departments of City Planning and Transportation on traffic study methodology and environmental review.
- 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; October 12, 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 (*No Items*)**

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.

7. **CPC-2014-4226-DB-SPR-CDO**

CEQA: ENV-2014-4227-MND

Plan Area: Reseda - West Van Nuys

Council District: 3 – Blumenfield

Last Day to Act: 11-27-17

PUBLIC HEARING – September 3, 2017

PROJECT SITE: **6912 - 6938 North Reseda Boulevard

PROPOSED PROJECT:

Demolition of existing fast-food and auto-related structures and the construction of a mixed-use project with 165 residential units, 16 of which will be Very Low Income Affordable, two (2) of which will be workforce housing, as well as one (1) manager's unit, and 14,309 square feet of commercial space, in a five (5)-story building. The height of the building is proposed at 61 feet. Parking consists of two basement levels, and a partial first-story garage. The building's total square footage is 155,673 square feet, and the Floor Area Ratio (FAR) is 3.16:1. The project requires 236 automobile parking spaces for residential uses and 29 auto spaces for the commercial use, and provides the required automobile parking with 254 auto spaces for residential uses and 56 auto spaces for the commercial use. For residential uses the project also requires 165 long-term bicycle parking spaces and 17 short-term bicycle parking spaces, for retail uses the project requires seven (7) long-term and seven (7) short-term bicycle parking spaces. The project provides a total of 188 long-term bicycle parking spaces and 24 short-term bicycle parking spaces on site.

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-2014-4227-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 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus to permit 125 units by-right and 40 additional units by density bonus, for a total of 165 units. The applicant has requested the following:
 - a. One (1) Off-Menu Incentive for an increase in FAR to 3.16:1 in lieu of the 1.5:1 limitation;
 - b. One (1) Off-Menu Incentive for an increase in height to 61 feet in lieu of the 45-foot height limitation, and
 - c. One (1) Off-Menu Incentive for a reduced rear yard setback of 12.5 feet in lieu of the required 17 feet;
3. Pursuant to LAMC Section 16.05, Site Plan Review for a development project consisting of 50 or more dwelling units; and
4. Pursuant to LAMC Section 13.08 E.1, Design Overlay Plan approval for a project located within the Reseda Central Business District ("CBD") Community Design Overlay ("CDO") District.

Applicant: EMC Capital Group, LLC
Representative: Tom Sternnock, Planning Associates, Inc.

Staff: Courtney Shoenwald, City Planner
courtney.shoenwald@lacity.org
(818) 374-9904

Council District: 12 – Englander
Last Day to Act: 10-26-17

8. **CPC-2016-1356-VZC-CU-SPR-ZAD-DRB-SP**
CEQA: ENV-2016-1357-MND
Plan Area: Chatsworth-Porter Ranch

PUBLIC HEARING – Completed September 1, 2017

PROJECT SITE: 9755 Topanga Canyon

PROPOSED PROJECT:

Removal of a portion of an existing surface parking lot and the subsequent construction, use and maintenance of an approximately 57,497 square-foot, 4-story (44' - 7 ¼ "), 105-guest room hotel, with surface parking for 124 vehicle spaces (including 68 spaces covenanted for the use of the adjacent Radisson Hotel) and 16 bicycle parking spaces, on an approximately 1.95-acre, three-parcel site. The project requires the grading and export of approximately 5,500 cubic yards of soil, and the removal of two protected trees.

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-2016-1357-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 Los Angeles Municipal Code (LAMC) Section 12.32 Q, a Vesting Zone Change from [Q]C2-1 to C2-1, removing the existing [Q] Qualified conditions on the site;
3. Pursuant to LAMC Section 12.24 W.24(a), a Conditional Use Permit to allow a hotel use within 500 feet of an R-Zoned lot;
4. Pursuant to LAMC Section 12.24.W.37, Conditional Use Permit to allow a public parking area in the RA Zone, and to allow access to the public parking area in a more restrictive zone than the adjoining use it serves;
5. Pursuant to LAMC Section 12.24.X.22, a Zoning Administrator's Determination to permit a building height of 45 feet on a C-Zoned lot located 50 feet and 7 inches from an RA-Zoned lot, in lieu of the maximum permitted 33-foot height specified in LAMC Section 12.21.1.A.10;
6. Pursuant to LAMC Section 16.05, a Site Plan Review approval for a development project which will result in an increase of 50 or more guest rooms;
7. Pursuant to LAMC Section 16.50 and Section 16 of the Devonshire/Topanga Corridor Specific Plan, Design Review approval for the project; and
8. Pursuant to LAMC Section 11.5.7, a Project Permit Compliance determination with the applicable provisions of the Devonshire/Topanga Corridor Specific Plan.

Applicant: Andy Wu, Paradigm SSB, LLC
Representative: Gary Werner, Rosenheim & Associates

Staff: Dan O'Donnell, City Planner
dan.odonnell@lacity.org
(818) 374-9907

9. [DIR-2016-1368-DB-1A](#)
CEQA: ENV-2016-1369-CE
Plan Area: Wilshire

Council District: 10 – Wesson
Last Day to Act: 10-27-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 5911 - 5913 West Pickford Street;
1564 - 1556 South Hi Point Street

PROPOSED PROJECT:

Demolition of three one-story, single-family dwellings and one two-story apartment building and the construction of a new four-story, 46-foot in height, approximately 57,854 square-foot residential development containing 45 units of multi-family housing over one-level of subterranean parking. The Project consists of 41 market rate units and a minimum of four (4) restricted affordable units allocated to Very Low Income Household occupancy for a period of 55 years with the requested On-Menu Incentive of an 11-foot increase in height, allowing 46 feet in lieu of the maximum 35 feet for a Project located in the [Q]R3-1-O Zone.

APPEAL:

Appeal of the Planning Director's determination to conditionally approve a Density Bonus pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code and an appeal of the categorical exemption pursuant to CEQA Guideline Section 15332 as the environmental clearance for the project.

Applicant: Jerry Levy

Appellant: Gerald Shafer
Representative: Jonathan Ryker

Staff: Joe Luckey, City Planning Associate
joe.luckey@lacity.org
(213) 978-1340

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

Thursday, November 9, 2017

Los Angeles City Hall
Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

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