

**LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, OCTOBER 26, 2017**

VAN NUYS CITY COUNCIL CHAMBERS
14410 SYLVAN STREET, 2ND FLOOR
VAN NUYS CALIFORNIA 91401

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 8:31 a.m. with Commission Vice President Renee Dake Wilson and Commissioners Vahid Khorsand, John Mack, Samantha Millman and Dana Perlman in attendance.

Commissioner Marc Mitchell arrived at approximately 8:41 a.m. and Commissioner Caroline Choe arrived at approximately 8:51 a.m.

Commissioner Veronica Padilla-Campos was absent.

Also in attendance were Vincent Bertoni, Director of Planning, Lisa Webber, Deputy Planning Director and Donna Wong, 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 of Planning Bertoni gave an update on the Home Sharing Ordinance and Housing Linkage Fee which were considered by the Planning and Land Use Management Committee.

Commissioners Choe and Mack joined the meeting.

Luci Ibarra, Senior City Planner, Planning Department, Eddie Guerrero, Senior Transportation Engineer and Wes Pringle, Transportation Engineer, Department of Transportation gave a joint presentation on traffic study methodology and environmental review.

Deputy City Attorney, Donna Wong had no report.

ITEM NO. 2**COMMISSION BUSINESS:****MINUTES OF MEETING**

Commissioner Ambroz moved to approve the Minutes of September 14, 2017. Commissioner Dake Wilson introduced an amendment to the motion to make a correction to Item 13. Commissioner Khorsand seconded the amendment to the motion. After further discussion Commissioner Millman introduced an alternative friendly amendment related to the revisions to Item No. 13. The amendment was seconded by Commissioner Khorsand.

The motion, including the amendment was seconded by Commissioner Perlman with typographical corrections as stated on the record, and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

Commissioner Perlman moved to approve the Minutes of October 12, 2017 with a modification to Item 8 in order to clarify the Commission action.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 3**NEIGHBORHOOD COUNCIL PRESENTATION:**

There were no submissions.

ITEM NO. 4**PUBLIC COMMENT:**

One speaker addressed the Commission.

ITEM NO. 5a**RECONSIDERATIONS**

There were no requests for reconsideration.

ITEM NO. 6**CONSENT CALENDAR**

There were no items for consideration in the Consent Calendar.

ITEM NO. 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 – Completed September 3, 2017

PROJECT SITE: 6912 - 6938 North Reseda Boulevard

IN ATTENDANCE:

Courtney Shoenwald, City Planner and Kevin Jones, Senior City Planner representing the Planning Department; Tom Sternock, Planning Associates, Inc. representing the applicant EMC Capital Group, LLC.

MOTION:

Commissioner Ambroz moved to continue the matter to the City Planning Commission meeting of January 25, 2018. The action was seconded by Commissioner Perlman and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 8**CPC-2016-1356-VZC-CU-SPR-ZAD-DRB-SP**

CEQA: ENV-2016-1357-MND

Plan Area: Chatsworth-Porter Ranch

Council District: 12 – Englander

Last Day to Act: 10-26-17

PUBLIC HEARING – Completed September 1, 2017**PROJECT SITE:** 9755 Topanga Canyon**IN ATTENDANCE:**

Dan O'Donnell, City Planner and Kevin Jones, Senior City Planner representing the Planning Department; Brad Rosenheim of Rosenheim & Associates representing the applicant, Andy Wu.

MOTION:

Commissioner Dake Wilson put forth the actions below in conjunction with the approval of the following project, with modifications to the conditions of approval as stated on the record by the Commission:

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.

1. Find 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. Approve and recommend that the City Council approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 Q, a Vesting Zone Change from [Q]C2-1 to (T)(Q)C2-1, removing the existing [Q] Qualified conditions on the site;
3. Approve, 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. Approve, 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. Approve, pursuant to LAMC Section 12.24.X-22, a Zoning Administrator's Determination to permit a building height of 44' (feet)-8" (inches) 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. Approve, 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. Approve, pursuant to LAMC Section 16.50 and Section 16 of the Devonshire/Topanga Corridor Specific Plan, Design Review approval for the project;
8. Approve, pursuant to LAMC Section 11.5.7, a Project Permit Compliance determination with the applicable provisions of the Devonshire/Topanga Corridor Specific Plan;
9. Adopt the Conditions of Approval as modified by the Commission; and
10. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 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 HELD

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

IN ATTENDANCE:

Joe Luckey, City Planning Associate, Kinikia Jones, City Planner and Jane Choi, Senior City Planner, representing the Planning Department; Ellia Thompson of Cohen & Jessup representing the applicant Jerry Levy; the appellant Gerald Shafer was not present.

MOTION:

Commissioner Mack put forth the actions below in conjunction with the approval of the following 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.

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to 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. Deny the appeal and sustain the determination of the Director of Planning in approving a Density Bonus to permit the construction, use and maintenance of a new four-story, 46-foot in height, approximately 57,854 square-foot residential development containing 45 units of multi-family housing, consisting of 41 market rate units and a minimum of four (4) restricted affordable units allocated to Very Low Income Household occupancy;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings of the Director of Planning.

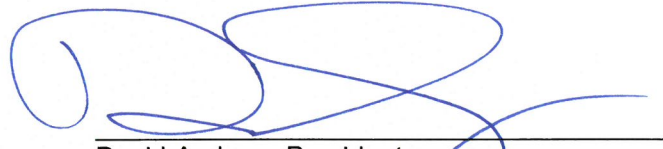
The action was seconded by Commissioner Choe and the vote proceeded as follows:

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

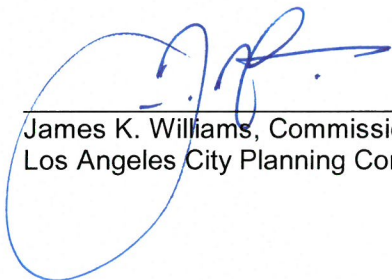
Vote: 8 – 0

MOTION PASSED

There being no further business to come before the City Planning Commission, the meeting adjourned at 11:34 p.m.



David Ambroz, President
Los Angeles City Planning Commission



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

ADOPTED
CITY OF LOS ANGELES

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**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**