

## COMMISSION MEETING AUDIO

CITY PLANNING COMMISSION  
\*\*REVISED REGULAR MEETING AGENDA\*\*  
THURSDAY, NOVEMBER 16, 2017 after 8:30 a.m.  
LOS ANGELES CITY HALL, COUNCIL CHAMBERS ROOM 340  
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

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1. [DIRECTOR'S REPORT](#)

- Update on City Planning Commission Status Reports and Active Assignments:
- Legal actions and issues update
- Other Items of Interest

2. [COMMISSION BUSINESS](#)

- Advance Calendar
- Commission Requests

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 (6a, 6b)**

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.

6a. **CPC-2016-3545-ZC-DB-SPR-CDO**  
CEQA: ENV-2016-3546-MND  
Plan Area: Reseda – West Van Nuys  
Related Case: VTT-74423

Council District: 3 – Blumenfield  
Last Day to Act: 11-27-17

**PUBLIC HEARING** – Completed September 26, 2017

**PROJECT SITE:** 6648 – 6670 North Reseda Boulevard

**PROPOSED PROJECT:**

Demolition of existing commercial office/retail structures and surface parking lots, relocation/vacation of the public alley, and construction of a six (6)-story, 61 feet in height mixed-use project with 205 residential units and 5,932 square feet of commercial space. The project proposes a total of 181,893 square feet of floor area on a 59,724 square-foot lot (3.1:1 FAR). The project proposes 307 automobile parking spaces, 212 long-term bicycle parking spaces, and 26 short-term bicycle parking spaces within one subterranean level and a partial first floor level parking area.

**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-2016-3546-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 F, a Zone Change from [Q]C2-1VL-CDO-RIO and [Q]P-1VL-CDO-RIO Zones to RAS4-1VL-CDO-RIO Zone;
3. Pursuant to LAMC Section 12.22-A.25, a Density Bonus to permit 160 units by-right in the requested RAS4 Zone and 45 additional units by density bonus, for a total of 205 units. The applicant has requested two (2) On-Menu Incentives:
  - a. Increase in Floor Area Ratio (FAR) to 3.1:1 in lieu of the 3:1 limitation; and
  - b. Increase in height to 61 feet in lieu of the 50-foot height limitation;
4. Pursuant to LAMC Section 16.05, Site Plan Review for a development project consisting of 50 or more dwelling units; and
5. Pursuant to LAMC Section 13.08 E.1, Design Overlay Plan approval for a project located within the Reseda Central Business District Community Design Overlay District.

**Applicant:** 6648 Reseda, LLC  
Representative: Brad Rosenheim, Rosenheim & Associates, Inc

**Staff:** Will Hughen, Planning Assistant  
(818) 374-5049  
[william.hughen@lacity.org](mailto:william.hughen@lacity.org)

6b. [CPC-2017-111-DB-SPR](#)  
CEQA: ENV-2017-112-CE  
Plan Area: Southeast Los Angeles

Council District: 9 – Price  
Last Day to Act: 12-28-17

**PUBLIC HEARING** – Completed October 4, 2017

**PROJECT SITE:** 505 – 517 West 31<sup>st</sup> Street

**PROPOSED PROJECT:**

Demolition of an existing two-story, multi-family structure containing four (4) units and the construction of a seven-story, 86-foot high apartment building consisting of 73 residential dwelling units. The project will set aside six (6) units (11 percent of the base density) for Very Low Income Households and will set aside an additional two (2) units for Moderate Income Households. The project will provide 78 automobile parking spaces located within one ground floor and one subterranean level of parking.

**REQUESTED ACTIONS:**

1. Determine based on the whole of the record, the Project is exempt from CEQA, pursuant to CEQA Guidelines, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A, 25(g)(2) and (3), a set aside of a minimum of 11 percent (six units) reserved for Very-Low Income Households, to permit the construction of 73 residential dwelling units, utilizing AB 744 parking option of 0.5 parking spaces per bedroom, and requesting one On-Menu Incentive and one Off-Menu Incentive:
  - a. An On-Menu Incentive to permit a maximum height of 86 feet in lieu of the permitted 75 feet; and
  - b. An Off-Menu request to allow a maximum floor area ratio of 4:1 in lieu of the permitted 1.5:1; and
3. Pursuant to LAMC Section 16.05, Site Plan Review for the construction, use, and maintenance of 50 or more guest rooms.

**Applicant:** 31<sup>st</sup> & Figueroa Holdings, LLC  
Representative: Matthew Hayden, Hayden Planning

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

7. [CPC-2016-3924-VZC-SPE-BL-SPR-CU-CUB-SPP](#)

CEQA: ENV 2016-3925-MND

Plan Area: Sherman Oaks-Studio City-  
Toluca Lake-Cahuenga Pass

Related Case: VTT-74577

Council District: 4 - Ryu

Last Day to Act: 12-04-17

**PUBLIC HEARING** - Completed September 26, 2017

**PROJECT SITE:** 14301 – 14333 West Ventura Boulevard;  
14244 – 14264 West Moorpark Street;  
4372, 4392 North Tyrone Avenue

**PROPOSED PROJECT:**

Development of an approximate 74,204 square-foot, two-story, mixed-commercial building with two levels of subterranean parking, surface parking, a loading area at the rear, and new landscaping around the site. The building will consist of a 44,729 square-foot podium-style grocery store and 2,052 square foot outdoor patio on the second level with grade level consisting of 17,700 square feet of multi-tenant retail space, 4,900 square feet of restaurant space, 4,195 square feet of office space, and a 2,500 square feet for a health club. The building will be 32 feet in height except for a rear portion of the building which will be 38 feet, 10 inches. A total of 325 vehicles spaces and 75 bicycles spaces will be provided. The grocery store will operate 24 hours/daily and restaurant hours will be from 7:00 a.m. to 11:00 p.m. The remaining structures on site will be demolished. The property frontage has 17 street trees (non-protected) of which 9 trees will be removed and 8 trees will be relocated. Approximately 69,600 cubic yards of grading and export will occur. All related parcels and a portion of the alley will be merged as one parcel.

**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 Mitigated Negative Declaration, No. ENV-2016-3925-MND and the Mitigation Monitoring Program, as adopted on October 12, 2017, ("Mitigated Negative Declaration"), and no subsequent EIR, negative declaration, or addendum is required for approval of the project.
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from the [Q]P-1VL-Zoned portion of the site to C2-1VL, and removal of a 15-foot Building Line along Moorpark Street;
3. Pursuant to LAMC Section 11.5.7 F, a Specific Plan Exception from the Ventura/Cahuenga Boulevard Corridor Specific Plan to permit a building height of 38 feet, 10 inches in lieu of 30 feet otherwise required;
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a project with more than 50,000 square feet of non-residential floor area and for a change of use which results in a net increase of 1,000 or more average daily trips;
5. Pursuant to LAMC Section 12.24 W.27, a Conditional Use Permit for a Commercial Corner Development with a grocery store that operates 24-hours daily in lieu of between the hours of 7:00 a.m. and 11:00 p.m. daily;
6. Pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit for the sale of a full line of alcoholic beverages for on- and off-site consumption in conjunction with the operation of a specialty grocery store, and for the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a 4,900 square foot restaurant; and
7. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance with the Ventura/Cahuenga Boulevard Corridor Specific Plan.

**Applicant:** 14311 Ventura Development, LLC  
Representative: Brett Wood

**Staff:** Marianne King, City Planning Associate  
[marianne.king@lacity.org](mailto:marianne.king@lacity.org)  
(818) 374-5059

8. **CPC-2017-2121-DB**  
CEQA: ENV-2017-2122-CE  
Plan Area: Wilshire

Council District: 4 – Ryu  
Last Day to Act: 11-16-17

### **LIMITED PUBLIC HEARING**

**PROJECT SITE:** 4749 West Elmwood Avenue

### **PROPOSED PROJECT:**

The project involves demolition of an existing single-family dwelling for the construction of a new 14-unit apartment building, including one (1) unit reserved for Very Low Income Households, with a maximum building height of 45 feet. The project will provide 20 parking spaces within one level of subterranean parking and 24 bicycle parking spaces.

### **REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, Section 15332, Article 19, an Exemption from CEQA, Section 1, Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,25, a 32.5% Density Bonus (with 10% of the base number of units set aside for Very Low Income Households); pursuant to LAMC Section 12.22-A,25(d)(1) (Parking Option 1), parking to be provided at a rate of one (1) parking space for zero- and one-bedroom units, two (2) parking spaces for two- and three-bedroom units, and 2½ parking spaces for units with four (4) or more bedrooms; and pursuant to LAMC Section 12.22-A,25(g)(3), two (2) Off-Menu Waivers as follows:
  - a. Allow 12 standard parking spaces for 14 dwelling units in lieu of the otherwise required one (1) standard parking spaces per dwelling unit pursuant to LAMC Section 12.21-A,5(c), and
  - b. Allow a 12-foot front yard setback in lieu of the otherwise required 30-foot front yard setback established by Building Line Ordinance No. 46,358.

**Applicant:** Elm Wood BC, LLC  
Representative: Matthew Hayden, Hayden Planning

**Staff:** Oliver Netburn, City Planner  
[oliver.netburn@lacity.org](mailto:oliver.netburn@lacity.org)  
(213) 473-9723

9. [CPC-2016-3372-CU](#)  
CEQA: ENV-2016-3373-CE  
Plan Area: Mission Hills-Panorama City-North Hills

Council District: 12 – Englander  
Last Day to Act: 12-02-17

**PUBLIC HEARING** – Completed October 17, 2017

**PROJECT SITE:** 16052 West Chase Street

**PROPOSED PROJECT:**

Construction, use, and maintenance of a 5,084 square-foot, 15 bed Congregate Living Health Facility (CLHF) in the RA-1 Zone. A Congregate Living Health Facility is a residential home that provides inpatient care, including basic services such as medical supervision, 24-hour skilled nursing and supportive care, pharmacy, etc. The project will include eight vehicle parking spaces on-site.

**REQUESTED ACTIONS:**

1. \*\*Pursuant to State CEQA Guidelines, Article 19, Section 15301, 15303 and 15305, and City CEQA Guidelines, Class 1 Category 22, Class 3 Category 1, and Class 5 Category 23 an Exemption from CEQA, and 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 Los Angeles Municipal Code Section 12.24-U,12, a Conditional Use to permit a Congregate Living Health Facility (sanitarium) in the RA Zone.

**Applicant:** Ella Undzhyan  
Representative: Benjamin Fiss, Pacific Zoning, LLC

**Staff:** JoJo Pewsawang, City Planner  
(213) 978-1214  
[jojo.pewsawang@lacity.org](mailto:jojo.pewsawang@lacity.org)

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

**Thursday, December 14, 2017**  
Los Angeles City Hall  
Council Chamber, Room 340  
200 North Spring Street  
Los Angeles, CA 90012

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