

**CITY PLANNING COMMISSION**  
**\*\*REVISED REGULAR MEETING AGENDA**  
**THURSDAY, JULY 26, 2018 after 8:30 a.m.**  
**VAN NUYS, COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR**  
**14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

David H. Ambroz, President  
Renee Dake Wilson, AIA, Vice President  
Caroline Choe, Commissioner  
Vahid Khorsand, Commissioner  
Karen Mack, Commissioner  
Samantha Millman, Commissioner  
Marc Mitchell, Commissioner  
Veronica Padilla-Campos, Commissioner  
Dana Perlman, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Lisa M. Webber, AICP, Deputy Director

James K. Williams, Commission Executive Assistant II  
[cpc@lacity.org](mailto:cpc@lacity.org)  
(213) 978-1295

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS**

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the Los Angeles City Planning Commission Rules and Operating Procedures which is posted online at [https://planning.lacity.org/CPC\\_PoliciesAndAdvisoryNotices.html](https://planning.lacity.org/CPC_PoliciesAndAdvisoryNotices.html). All submissions within 48 hours of the meeting, including the day of meeting are limited to 2 pages plus accompanying photographs. 15 hard copies must be submitted the day of the meeting. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the CPC, and will not be included in the official administrative record for the item at issue.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [CPC@lacity.org](mailto:CPC@lacity.org).

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

Agendas, Draft and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "City Planning Commission", "Agendas" under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 532, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Election of Officers
- Update on City Planning Commission Status Reports and Active Assignments
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – July 12, 2018

2. **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.

3. **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.

4. **RECONSIDERATIONS**

- a. **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.
- b. **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.

5. **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.

6. [DIR-2017-1735-TOC-SPR-CDO-1A](#)  
CEQA: ENV-2017-1736-CE  
Plan Area: Westchester-Playa Del Rey

Council District: 11 - Bonin  
Last Day to Act: 07-27-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 8521 South Sepulveda Boulevard

**PROPOSED PROJECT:**

The demolition of a vacant commercial building and the construction, use, and maintenance of a 83-foot tall, five-story, 74,615 square-foot, mixed-use structure with a subterranean parking level and a roof deck. The project consists of 87 dwelling units, 882 square feet of commercial retail use, 84 vehicle parking spaces, and 99 bicycle parking spaces. The project reserves 8 dwelling units (9 percent of the total units) for Extremely Low Income Households.

**APPEAL:**

An appeal of the Planning Director's determination to:

1. Determine that the project is exempt from CEQA pursuant to Section 21080 of the California Public Resources Code and Article 19, Section 15332 (Class 32) of the CEQA Guidelines;
2. Approve, pursuant to Section 12.22 A.31 and 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities Affordable Housing Incentive Program Review, utilizing Tier 2 Incentives for Open Space and Transitional Height;
3. Approve, pursuant to LAMC Section 16.05, a Site Plan Review of a mixed-use development resulting in the creation of 87 new residential units; and
4. Approve, pursuant to LAMC Section 13.08 a Community Design Overlay Plan Approval, to allow the development of the proposed project.

**Applicant:** Victor Svilik, Caladan Investments, LLC  
Representative: Armbruster Goldsmith & Delvac LLP

**Appellant:** James Harris, Dasho II, LLC  
Representative: Rob Gluhson, Luna & Glushon

**Staff:** Jeff Khau, Planning Assistant  
[jeff.khau@lacity.org](mailto:jeff.khau@lacity.org)  
(213) 978-1346

7. [CPC-2016-2383-GPA-VZC-DB-SPR](#)  
ENV-2016-2384-MND  
Plan Area: Sun Valley-La Tuna Canyon

Council District: 6 - Martinez  
Last Day to Act: 08-20-18

**PUBLIC HEARING** – Completed March 13, 2018

**PROJECT SITE:** 7660-7702 and 7718-7728 North Lankershim Boulevard

**PROPOSED PROJECT:**

Construction, use, and maintenance of 99 small lot residential homes with a maximum height of 36 feet (three stories) and a 64-unit, maximum 52 feet in height (four stories) multi-family residential apartment building including four (4) Very Low Income units. The proposed project involves the demolition of the existing commercial buildings, surface parking lot, and two single-family residences.

**REQUESTED ACTIONS:**

1. \*\*Based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2016-2384-MND ("Mitigated Negative Declaration") adopted on July 3, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, as supported by the Addendum dated July 13, 2018, no major revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the project;
2. Pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Sun Valley-La Tuna Canyon Community Plan from Low Residential density to Low Medium II density on a portion of the project site to develop 99 small lot single-family dwellings;
3. Pursuant to LAMC Sections 12.32 F and 12.32 Q, a Vesting Zone Change from R1-1-CUGU to RD1.5-1-CUGU to permit the construction of 99 small lot single-family dwellings over approximately 3.9 acres;
4. Pursuant to LAMC Section 12.22 A.25, for the proposed 64-unit multi-family residential apartment building, a Density Bonus increase of 27.5 percent (14 units) with an 8 percent (4 units) set aside for Very Low Income (VLI), and pursuant to LAMC Sections 12.22 A.25(e) for a request for incentives, and 12.22 A.25(g)(3) for a request for waiver or modification of any development standards not on the menu, one Off-Menu Incentive to decrease the front yard setback from 15 feet to 5 feet and two waivers of development standards to:
  - a. Decrease the required rear yard setback from 15 feet to 10 feet, and
  - b. Increase the allowed maximum height from 45 feet to 52 feet (7 feet) within 50 feet of an R1 Zoned lot.
5. Pursuant to LAMC Section 16.05, Site Plan Review for a development project which creates an increase of 50 or more dwelling unit.

**Applicant:** Jacob Cohan, Universal Villas, LLC  
 Representative: Donna Shen Tripp, Craig Lawson & Co., LLC

**Staff:** Laura Frazin Steele, City Planner  
[laura.frazin-steele@lacity.org](mailto:laura.frazin-steele@lacity.org)  
 (818) 374-9919

8. [CPC-2008-3470-SP-GPA-ZC-SUD-BL-M3](#)  
 CEQA: ENV-2008-3471-EIR; SCH No. 1990011055  
 Plan Area: Canoga Park-Winnetka-Woodland Hills-West Hills

Council District: 3 – Blumenfield  
 Last Day to Act: N/A

**PUBLIC HEARING** - Completed May 3, 2018

**PROJECT SITE:** Warner Center 2035 Specific Plan

**PROPOSED ORDINANCE:**

An ordinance, amending portions of the Warner Center 2035 Specific Plan, to update and clarify the way mobility fees, pursuant to Section 7 of the Plan are assessed and calculated, with amendments to Sections 4, 5, and 7, and Appendices D and E of the Plan.

**RECOMMENDED ACTIONS:**

1. Find, 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 Environmental Impact Report No. ENV-2008-3471-EIR; SCH No. 1990011055 certified on

- April 24, 2013, and no subsequent EIR, negative declaration, or addendum is required for approval of the project; and
2. Approve and recommend that the City Council adopt, pursuant to Los Angeles Municipal Code Section 11.5.7 G, a Specific Plan Amendment of the Warner Center 2035 Specific Plan, to update and clarify the way mobility fees, pursuant to Section 7 of the Plan, are assessed and calculated, with amendments to Sections 4, 5, 7, Appendix D, and Appendix E of the Plan.

**Applicant:** City of Los Angeles

**Staff:** Jonathan Hershey, Senior City Planner  
[jonathan.hershey@lacity.org](mailto:jonathan.hershey@lacity.org)  
(213) 978-1337

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

**Thursday, August 9, 2018**

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

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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).