

## COMMISSION MEETING AUDIO

CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, AUGUST 9, 2018 after 8:30 a.m.  
LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340  
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

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**TO REQUEST A COPY ON COMPACT DISC,  
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

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

- Update on City Planning Commission Status Reports and Active Assignments
  - re:code LA Update – Tom Rothmann, Principal City Planner
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – July 26, 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** *(Item 5a.)*

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.

5a. **CPC-2017-2511-CU**

CEQA: ENV-2017-2510-CE

Plan Area: Southeast Los Angeles

Council District: 9 – Price  
Last Day to Act: 08-09-18

**PUBLIC HEARING** – Completed June 25, 2018

**PROJECT SITE:** 4511-4517 South Staunton Avenue

**PROPOSED PROJECT:**

The use and maintenance of a recycling collection and buyback center on an approximately 13,300 square-foot lot in the M2-2 Zone.

**REQUESTED ACTIONS:**

- 1. Pursuant to CEQA Guidelines, an Exemption from CEQA pursuant to City CEQA Guidelines Article III, Section 1, Class 1 (Existing Facilities) Category 22 (Granting or renewal of Conditional Use) 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 (LAMC) Section 12.24 U.22, a Conditional Use to allow the use and maintenance of a recycling collection and buyback center on an approximately 13,300 square-foot lot in the M2-2 Zone, which is not in compliance with the conditions in LAMC Section 12.21 A.18(d).

**Applicant:** Jose Gonzalez, Slauson Recycling Center  
Representative: Anibal Guerrero, Guerrero Services

**Staff:** Alan Como, City Planner  
[alan.como@lacity.org](mailto:alan.como@lacity.org)  
(213) 473-9985

6. [CPC-2014-3119-ZC-SN-CDO-MCUP-ZV-ZAI-SPR](#)  
CEQA: ENV-2013-1351-EIR; SCH No. 20130051086  
Plan Area: Wilshire

Council District: 4 – Ryu  
Last Day to Act: N/A

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 6001-6067 West Wilshire Boulevard

**PROPOSED PROJECT:**

Amendment to the Academy Museum Sign District Ordinance (Ordinance No. 183,742) to: 1) remove a Banner Sign from the west façade of the New Wing in the New Wing Zone of the Sign District; 2) ensure that the Banner Sign on the east façade of the New Wing in the New Wing Zone of the Sign District shall not be visible from a public street, highway, or other public thoroughfare used for vehicular traffic; and 3) ensure that the Digital Display on the south façade in the New Wing Zone shall not be visible from a public street, highway, or other public thoroughfare used for vehicular traffic.

**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 the previously certified Academy of Motion Pictures EIR, (EIR No. ENV-2013-1531-EIR and Errata, SCH No. 20130051086), certified on June 23, 2015; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration or addendum is required for approval of the project; and
2. Pursuant to Los Angeles Municipal Code Section 12.32 S, an amendment to the Academy Museum Sign District (Ordinance No. 183,742).

**Applicant:** Homewood Foundation  
Representative: Armbruster, Goldsmith & Delvac, LLP

**Staff:** Luciralia Ibarra, Senior City Planner  
[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)  
(213) 847-3634

7. [VTT-74172-1A](#)  
CEQA: ENV-2015-1923-EIR; SCH No. 2006111135  
Plan Area: Hollywood  
Related Case: CPC-2015-1922-GPA-VZC-HD-CUB-DB-SPR

Council District: 13 – O'Farrell  
Last Day to Act: 08-09-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 5929-5945 West Sunset Boulevard;  
1512-1540 North Gordon Street

**PROPOSED PROJECT:**

Vesting Tentative Tract Map to permit the merger and re-subdivision of nine lots to create one master lot and one airspace lot, and the limited dedication and merger of Gordon Street below grade at a width of four feet and depth of 48.33 feet, approximately 0.3 feet below the finished grade of the public sidewalk.

**APPEAL:**

An appeal of the June 29, 2018, Deputy Advisory Agency's determination to:

1. Certify the Sunset and Gordon Mixed-Use Project Supplemental EIR and adoption of the

- related and prepared Findings, Statement of Overriding Considerations and Mitigation Monitoring Program prepared for the Sunset and Gordon Mixed-Use Project Supplemental EIR; and
2. Approve, pursuant to the Los Angeles Municipal Code Section 17.03, a Vesting Tentative Tract to permit the merger and re-subdivision of nine lots to create one master lot and one airspace lot, and the limited dedication and merger of Gordon Street below grade at a width of four feet and depth of 48.33 feet, approximately 0.3 feet below the finished grade of the public sidewalk.

**Applicant:** Shaul Kuba, 5929 Sunset (Hollywood), LLC  
Representative: Katherine Casey, Craig Lawson & Co., LLC

**Appellant:** Coalition to Preserve LA  
Representative: Mitchell M. Tsai, Attorney at Law

**Staff:** Nuri Cho, City Planning Associate  
[nuri.cho@lacity.org](mailto:nuri.cho@lacity.org)  
(213) 978-1177

8. [CPC-2015-1922-GPA-VZC-HD-CUB-DB-SPR](#)  
CEQA: ENV-2015-1923-EIR; SCH No. 2006111135  
Plan Area: Hollywood  
Related Case: VTT-74172-1A

Council District: 13 – O’Farrell  
Last Day to Act: 08-09-18

**PUBLIC HEARING** – Completed June 20, 2018

**PROJECT SITE:** 5929-5945 West Sunset Boulevard;  
1512-1540 North Gordon Street

**PROPOSED PROJECT:**

The development of 299 residential apartment units, including 284 market rate units and 15 affordable housing units at the “Very Low” Income Level (five percent of total units); approximately 46,110 square feet of commercial space comprised of 38,440 square feet of office space, approximately 3,700 square feet of ground floor restaurant space, and approximately 3,970 square feet of ground floor community serving retail space (including up to a 1,475 square-foot coffee shop); and an approximately 18,962 square-foot public park on the north side of the Project Site along Gordon Street. In total, the Project will contain approximately 324,693 square feet of floor area. The Project will include a 22-story structure consisting of an 18-floor residential tower above a four-level above-grade podium structure. The Project’s podium structure is proposed to have three levels below grade and three levels above-grade parking and a new automated steel parking structure that is proposed to be located above the parking area on Level L3 (within the approximate height of Level L4 of the rest of the podium structure), which would include two floors of automated parking. The Project will provide at least 353 residential parking spaces and 75 commercial parking spaces (for a total of 428 parking spaces).

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, find that the project was assessed in the previously certified Environmental Impact Report, SCH No. 2006111135, certified by the Community Redevelopment Agency (CRA) on October 18, 2007, the Erratum to the EIR, dated October 10, 2007 and Addendum to the EIR, dated February 29, 2008;
2. Pursuant to CEQA Guidelines Section 15163, find that the City Planning Commission has reviewed and considered the information contained in the Sunset and Gordon Mixed-Use

Project EIR, SCH No. 2006111135, certified by the CRA, on October 18, 2007, the Erratum to the EIR, dated October 10, 2007 and Addendum to the EIR, dated February 29, 2008; and the Supplemental EIR, which includes the Draft Supplemental EIR, No. ENV-2015-1923-EIR, SCH No. 2006111135, dated August 24, 2017, and the Final Supplemental EIR dated May 25, 2018 (collectively, the Sunset and Gordon Mixed-Use Project Supplemental EIR), as well as the whole of the administrative record;

3. Pursuant Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Supplemental EIR, for the above-referenced project, and adoption of the Statement of Overriding Considerations setting forth the reason and benefits of certifying the Supplemental EIR with full knowledge that significant impacts may remain;
4. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
5. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the Supplemental EIR;
6. Pursuant to City Charter Section 555 and Los Angeles Municipal Code (LAMC) Sections 11.5.6 and 12.32 E, a General Plan Amendment to amend the 1988 Hollywood Community Plan to re-designate the portion of the Project Site located at 1528-1540 N. Gordon Street (Lots 17, 18, and 19 of Bagnoli Tract No. 2), from High Medium Residential to Regional Center Commercial;
7. Pursuant to LAMC Sections 12.32 F and 12.32 Q, a Vesting Zone Change and Height District Change from (T)(Q)C2-2D and (T)(Q)R4-1VL to C2-2D subject to conditions that would permit a total allowable floor area for the entire project site of approximately 324,693 square feet, 299 dwelling units, and building height of approximately 250 feet (22 stories);
8. Pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit to allow the sale and dispensing of a full-line of alcoholic beverages for on-site consumption within the proposed ground floor restaurant;
9. Pursuant to LAMC Section 12.22 A.25, the Applicant proposes to set aside 15 units, or 5 percent of the total number of dwelling units, for Very Low Income households in conjunction with Parking Option 1 and an On-Menu Incentive to allow a 20 percent decrease in the total required amount of usable open space; and
10. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which creates, or results in an increase of, 50 or more dwelling units.

**Applicant:** Shaul Kuba, 5929 Sunset (Hollywood), LLC  
Representative: Katherine Casey, Craig Lawson & Co., LLC

**Staff:** Mindy Nguyen, City Planner  
[mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org)  
(213) 978-1241

9. [DIR-2016-1803-BSA-1A](#) Council District: 12 - Englander  
CEQA: N/A Last Day to Act: 08-09-18  
Plan Area: Chatsworth-Porter Ranch  
Related Cases: DIR-2016-1806-BSA-1A, DIR-2016-1807-BSA-1A

## **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 11001 North Farralone Avenue

## **APPEAL:**

Appeal of the Director of Planning's decision to deny an appeal alleging that the Department of Building and Safety erred and abused its discretion by not issuing a building permit for a proposed ground mounted solar facility (application for Building Permit No. 14020-20000-02849) in the A2-1

Zone until the applicant obtains approval of a site specific Conditional Use Permit required pursuant to Los Angeles Municipal Code Section 12.24 U.7.

**Owner:** PLH, LLC c/o Ecos Energy LLC

**Appellant:** PLH, LLC and Chatsworth Solar, LLC c/o Ecos Renewable Energy  
Representative: Michael Melone, Allco Renewable Energy Limited

**Staff:** Undine Petrulis, Project Planner  
[undine.petrulis@lacity.org](mailto:undine.petrulis@lacity.org)  
(818) 374-5060

Maya Zaitzevsky, Associate Zoning Administrator

10. **DIR-2016-1806-BSA-1A**

CEQA: N/A

Plan Area: Sylmar

Related Cases: DIR-2016-1803-BSA-1A, DIR-2016-1807-BSA-1A

Council District: 7 – Rodriguez

Last Day to Act: 08-09-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 13333-13343 North Glenoaks Boulevard

**APPEAL:**

Appeal of the Director of Planning's decision to deny an appeal alleging that the Department of Building and Safety erred and abused its discretion by not issuing a building permit for a proposed ground mounted solar facility (application for Building Permit No. 14020-20000-02851) in the RA-1-K Zone until the applicant obtains approval of a site specific Conditional Use Permit required pursuant to Los Angeles Municipal Code Section 12.24 U.7.

**Owner:** PLH, LLC c/o Ecos Energy LLC

**Appellant:** PLH, LLC and Sylmar Solar LLC c/o Ecos Renewable Energy  
Representative: Michael Melone, Allco Renewable Energy Limited

**Staff:** Undine Petrulis, Project Planner  
[undine.petrulis@lacity.org](mailto:undine.petrulis@lacity.org)  
(818) 374-5060

Maya Zaitzevsky, Associate Zoning Administrator

11. **DIR-2016-1807-BSA-1A**

CEQA: N/A

Plan Area: Sunland-Tujunga-Lake View Terrace-

Shadow Hills-East La Tuna Canyon

Related Cases: DIR-2016-1803-BSA-1A, DIR-2016-1806-BSA-1A

Council District: 7 – Rodriguez

Last Day to Act: 08-09-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 11801, 11805, 11819 West Kagel Canyon Street

**APPEAL:**

Appeal of the Director of Planning's decision to deny an appeal alleging that the Department of Building and Safety erred and abused its discretion by not issuing a building permit for a proposed ground mounted solar facility (application for Building Permit No. 14020-20000-02850) in the A2-1 Zone until the applicant obtains approval of a site specific Conditional Use Permit required pursuant to Los Angeles Municipal Code Section 12.24 U.7.

**Owner:** PLH, LLC c/o Ecos Energy LLC

**Appellant:** PLH, LLC and Kagel Canyon Solar LLC, c/o Ecos Renewable Energy  
Representative: Michael Melone, Allco Renewable Energy Limited

**Staff:** Undine Petrulis, Project Planner  
[undine.petrulis@lacity.org](mailto:undine.petrulis@lacity.org)  
(818) 374-5060

Maya Zaitzevsky, Associate Zoning Administrator

12. [\*\*CPC-2017-4617-VZC-CU\*\*](#)  
CEQA: ENV-2017-4618-MND  
Plan Area: Boyle Heights

Council District: 14 – Huizar  
Last Day to Act: 08-20-18

**PUBLIC HEARING** – Completed March 7, 2018

**PROJECT SITE:** 443 South Soto Street;  
432, 440 South Breed Street

**PROPOSED PROJECT:**

The demolition of an existing one- to three-story, approximately 40,000 square-foot hospital with a basement and the construction, use, and maintenance of a three-story approximately 41,088 square-foot public charter elementary school for Grades TK through 4<sup>th</sup> (KIPP Promesa Preparatory). The charter school proposes a total of 33 classrooms for a maximum of 625 students and will provide 33 permanent automobile parking spaces. The school proposes to operate from 7:00 a.m. to 6:00 p.m., Monday through Saturday.

**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-2017-4618-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 Vesting Zone Change from [Q]R4-1-CUGU to RD1.5-1-CUGU; and
3. Pursuant to LAMC Section 12.24 U.24, a Conditional Use to permit the construction, use and maintenance of an approximately 41,088 square-foot public charter elementary school for Grades TK through 4<sup>th</sup> in the RD1.5-1-CUGU Zone.

**Applicant:** Bari Sherman, TA Los Angeles 443 SS, LP  
Representative: Armen Ross, The Ross Group, Inc. & Woods, Diaz Group, LLC

**Staff:** Lilian Rubio, City Planning Associate  
[lilian.rubio@lacity.org](mailto:lilian.rubio@lacity.org)  
(213) 978-1840



13. [CPC-2016-1243-CA](#)  
CEQA: ENV-2016-1277-ND  
Plan Areas: All

Council Districts: All  
Last Day to Act: N/A

**PROJECT SITE:** Citywide

**The matter is continued to September 13, 2018.**

**PROPOSED PROJECT:**

The proposed Home Sharing Ordinance amending Sections 12.03, 12.22, 12.24, 19.01, and 21.7.2 of the Los Angeles Municipal Code (LAMC); and creating a new Section 5.576 of the Administrative Code; imposing regulations to permit sharing of one's primary residence, except units subject to the regulations and restrictions set forth in the Rent Stabilization Ordinance ("RSO"), for no more than 120 days a year, unless registered for Extended Home Sharing; establishing a registration requirement, an application fee for hosts, a fee on nightly stays, and administrative fines for Home-Sharing; and directing a portion of Transient Occupancy Taxes and/or per-night fees derived from Home-Sharing to a new Short-Term Rental Enforcement Trust Fund.

**Applicant:** City of Los Angeles

**Staff:** Matthew Glesne, City Planner  
[matthew.glesne@lacity.org](mailto:matthew.glesne@lacity.org)  
(213) 978-2666

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

**Thursday, August 23, 2018**

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

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