

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, SEPTEMBER 27, 2018

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 Samantha Millman called the regular meeting to order at 8:38 a.m. with Commission Vice President Vahid Khorsand and Commissioners, David Ambroz, Karen Mack, Marc Mitchell and Renee Dake Wilson in attendance.

Commissioner Dana Perlman arrived at 8:44 a.m. Commissioner Caroline Choe arrived at 8:56 a.m.

Commissioner Padilla-Campos was absent.

Also in attendance were Vincent P. Bertoni, Planning Director, Kevin Keller, Executive Officer; Lisa Webber, Deputy Planning Director and Donna Wong, Deputy City Attorney. Commission Office staff present were James Williams, Commission Executive Assistant II; Rocky Wiles, City Planner; and Cecilia Lamas, Senior Administrative Assistant.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

Vince Bertoni, Planning Director, introduced Claire Bowin, Senior City Planner, who gave a status update on Freeway Adjacent Development policy and Electrical Vehicle ready and charging requirements. Phyllis Nathanson, Senior City Planner reported on solar requirements for new development and the Master Conditional Use Permit for FIT a solar related program. Rocky Wiles, City Planner reported on Submittal Requirements on public hearing notices for non-commission cases.

The Director closed with news that the Department is on track to surpass the Mayor's goal of developing 100,000 new housing units by 2021, indicated by 106,000 housing development applications.

- Donna Wong, Deputy City Attorney had no report.
- Minutes of Meeting:
Commissioner Millman moved to continue the minutes of September 13, 2018 to the October 11, 2018 meeting. Commissioner Ambroz seconded the motion and the vote proceeded as follows:

Moved: Millman

Second: Ambroz

Ayes: Choe, Khorsand, Mack, Mitchell, Perlman, Dake Wilson

Absent: Padilla-Campos

Vote: 8 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

A letter from the Greater Valley Glen Neighborhood Council was submitted for Item No. 9.

ITEM NO. 3

GENERAL PUBLIC COMMENT

Doug Haines addressed the Commission.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsideration.

ITEM NO. 8

[AA-2017-397-PMEX-1A](#)

CEQA: N/A

Plan Area: Palms-Mar Vista-Del Rey

Related Cases: CPC-2016-1208-CU-SPR-1A; ENV-2016-1209-MND

Council District: 11 – Bonin

Last Day to Act: 10-25-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 12531-12575 West Beatrice Street;
5410, 5416, 5454 South Jandy Place

IN ATTENDANCE:

Clare Bronowski, Glaser Weil representing Kevin Mansfield, NSB Associates, Inc., applicant

The applicant agreed to extend the time to act.

MOTION:

Commissioner Mitchell moved to continue the matter to the October 25, 2018 City Planning Commission meeting: The motion was seconded by Commissioner Choe and the vote proceeded as follows:

Moved: Mitchell
Second: Choe
Ayes: Ambroz, Khorsand, Mack, Millman, Mitchell, Perlman
Absent: Padilla-Campos

Vote: 8 – 0

MOTION PASSED

CONSENT CALENDAR

5a

CPC-2018-790-ZC-BL-CU-CUB-SPR

ENV-2018-791-MND

Plan Area: Chatsworth-Porter Ranch

Council District: 12 – Englander

Last Day to Act: 09-30-18

PUBLIC HEARING – Completed August 27, 2018

PROJECT SITE: 9110 North De Soto Avenue

IN ATTENDANCE:

JoJo Pewsawang, City Planner and Nicholas Hendricks, Senior City Planner representing the Department

MOTION:

Commissioner Perlman put forth the actions below in conjunction with the approval of the following project:

Demolition of an existing 9,361 square-foot restaurant building and the construction, use, and maintenance of a 79,847 square-foot, four-story self-storage building and a 2,500 square-foot convenience store and gas station. The project will include a 20-foot in height pole sign and approximately 37 parking spaces. Proposed hours of operation for the self-storage are from, 6:00 a.m. to 10:00 p.m. daily. Proposed hours of operation for the gas station and convenience store are 24 hours, daily.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2018-791-MND, (“Mitigated Negative Declaration”), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **find**, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **find**, the mitigation measures have been made enforceable conditions on the project; and **adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve and recommend that the City Council approve a Zone Change MR2-1 and P-1 to (T)(Q)C2-1 subject to the (T) and (Q) Conditions of Approval;
3. Approve and recommend that the City Council approve a Building Line Removal of a 25-foot Building Line along De Soto Avenue, established under Ordinance No. 108,684;
4. Approve the following deviations from Commercial Corner Development Standards:
 - a. Hours of operation from 6:00 a.m. to 10:00 p.m., daily at a proposed self-storage use and 24-hours, daily at a proposed 2,500 square-foot convenience store in lieu of the permitted hours of 7:00 a.m. to 11:00 p.m., daily;
 - b. A 20-foot in height pole sign whereas otherwise not permitted; and
 - c. Less than 50 percent window transparency on the ground floor whereas otherwise not

- permitted.
5. Dismiss the requested 20 percent reduction in required parking in conjunction with a conditional use, in so much as it is not necessary;
 6. Approve Site Plan Review for a development project which creates or results in an increase of 50,000 square feet or more of non-residential floor area;
 7. Adopt the Conditions of Approval, including staff's Technical Modification dated September 25, 2018; and
 8. Adopt the Findings.

The motion was seconded by Commissioner Dake Wilson and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

President Millman announced that Item Nos. 6 and 7 would be heard concurrently, however separate motions would be taken for each item.

ITEM NO. 6

CPC-2016-1462-GPA-ZC-HD-CU-SPR

ENV-2016-1463-EIR, SCH No. 2017011045

Plan Area: West Los Angeles

Related Cases: VTT-74399-CN; CPC-2016-3880-DA

Council District: 11 – Bonin
Last Day to Act: 09-27-18

PUBLIC HEARING – Completed June 27, 2018

PROJECT SITE: 11355 and 11377 West Olympic Boulevard

IN ATTENDANCE:

Kathleen King, City Planning Associate, Sergio Ibarra, City Planner, Heather Bleemers, Senior City Planner and Charlie Rausch, Principal City Planner, representing the Department; Marcos Velayos, Park & Velayos, LLC and Gene Watanabe, Architect, Gensler, representing Edward W. Cook III, Westside Campus, LLC, applicant; Len Nguyen, Planning Deputy, representing the Office of Councilmember Bonin

MOTION:

Commissioner Perlman put forth the actions below in conjunction with the approval of the following project with modifications as stated on the record:

The project involves the renovation of two existing 10-story office towers with 342,078 square feet and the addition of a 120,000 square-foot expansion that includes connecting the towers on levels 5, 7, and 9; a two-story podium element that would connect the towers on floors 2 through 3; and the addition of ground floor dining uses. Additionally, updated outdoor and recreational amenities, including roof gardens and an outdoor recreation deck and pedestrian improvements along Olympic

Boulevard would be provided. The existing two 10-story office towers are connected by a parking structure that includes 3 levels of above-grade and 2 levels of subterranean parking. Development of the project would increase the buildings' total square footage, adding 115,000 gross square feet of office and 5,000 gross square feet of restaurant use to the existing 330,758 square feet of office and 11,320 square feet of retail. The total square footage would be 462,078 square feet. The height of the existing office towers will remain. Upon completion, the Project would result in a total maximum floor area ratio (FAR) of 3:1.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Trident Center Modernization Project Environmental Impact Report (EIR), which includes the Draft EIR, No. ENV-2016-1463-EIR (SCH No. 22017011045), dated December 21, 2017, the Final EIR, dated June 15, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the Project;
2. Approve and recommend that the City Council approve a General Plan Amendment to amend Footnote 1 of the West Los Angeles Community Plan Land Use Map to indicate that Height District 2 is applicable to the site;
3. Approve and recommend that the City Council adopt a Zone Change and Height District Change from [Q]C2-1 to (T)(Q)C2-2D;
4. Approve, a Conditional Use Permit for a Major Development Project for the addition of more than 100,000 square feet of nonresidential floor area;
5. Approve, a Site Plan Review for a project which results in an increase of 50,000 gross square feet or more of nonresidential floor area;
6. Adopt the Conditions of Approval as modified by the Commission; and
7. Adopt the Findings.

The motion was seconded by Commissioner Dake Wilson and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 7

CPC-2016-3880-DA

ENV-2016-1463-EIR, SCH No. 2017011045

Plan Area: West Los Angeles

Related Cases: VTT-74399-CN; CPC-2016-1462-GPA-ZC-HD-CU-SPR

Council District: 11 – Bonin

Last Day to Act: 09-27-18

PUBLIC HEARING – Completed June 27, 2018

PROJECT SITE: 11355 and 11377 West Olympic Boulevard

IN ATTENDANCE:

Kathleen King, City Planning Associate, Sergio Ibarra, City Planner, Heather Bleemers, Senior City Planner and Charlie Rausch, Principal City Planner, representing the Department; Marcos Velayos, Park & Velayos, LLC and Gene Watanabe, Architect, Gensler, representing Edward W. Cook III,

Westside Campus, LLC, applicant; Len Nguyen, Planning Deputy, representing the Office of Councilmember Bonin

MOTION:

Commissioner Perlman put forth the actions below in conjunction with the approval of the following with modifications as stated on the record including Staff's Technical Correction dated September 26, 2018:

Pursuant to California Government Code Sections 65864-65869.5, a Development Agreement between the Developer and the City of Los Angeles, for a term of 15 years.

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Trident Center Modernization Project Environmental Impact Report (EIR), which includes the Draft EIR, No. ENV-2016-1463-EIR (SCH No. 22017011045), dated December 21, 2017, the Final EIR, dated June 15, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the Project;
2. Approve, pursuant to California Government Code Sections 65864-65869.5, a Development Agreement between the Developer and the City of Los Angeles, for a term of 15 years;
3. Approve and recommend that the City Council enter into the 'Trident Center Modernization Project Development Agreement', pursuant to California Government Code Sections 65864-65869.5, by the Developer and the City of Los Angeles, subject to the terms and recommendations for a term of approximately 15 years;
4. Recommend that the City Council adopt an ordinance, subject to review by the City Attorney as to form and legality, authorizing the execution of the subject Development Agreement; and
5. Adopt the Findings.

The motion was seconded by Commissioner Choe. Commissioners Millman and Dake Wilson offered friendly amendments to the motion. Commissioners Perlman and Choe agreed with the amendments and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

President Millman called a brief recess at 11:13 a.m. She reconvened the meeting at 11:31 a.m. with Commissioners Ambroz, Choe, Khorsand, Mack, Mitchell, Perlman and Dake Wilson in attendance.

ITEM NO. 9

[CPC-2018-3276-SN](#)

CEQA: ENV-2015-888-EIR, SCH. No. 2015041001

Council District: 2 – Krekorian
Last Day to Act: 12-11-18

Plan Area: North Hollywood-Valley Village

PUBLIC HEARING – Completed August 6, 2018

PROJECT SITE: 6150 Laurel Canyon Boulevard;
12001 West Oxnard Street

IN ATTENDANCE:

Mark Friedlander, Planning Assistant, Milena Zasadzien, City Planner, Heather Bleemers, Senior City Planner and Charlie Rausch, Principal City Planner, representing the Department; Clare Bronowski, Glaser Weil, Stephen Logan, Vice President of development, Merlone Geier representing MGP-XI-GPI, Laurel Plaza, LLC, applicant; Karo Torossian, Director of Planning and Environment representing the Office of Councilmember Krekorian

MOTION:

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following Ordinance with modifications by the Commission, as stated on the record:

The NoHo West Sign District amendment.

1. Find based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Environmental Impact Report No. ENV-2015-888-EIR; certified September 9, 2016, and Addendum dated December 8, 2016, and pursuant to CEQA Guidelines Section 15162 and 15164, no subsequent EIR, EIR negative declaration, or addendum is required for approval of the project;
2. Approve and Recommend that the City Council approve the amendment to the NoHo West Sign District (Ordinance 184,950) as modified by the Commission; and
3. Adopt the Findings.

The motion was seconded by Commissioner Perlman and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 10

[DIR-2017-0094-DB-CDO-1A](#)

CEQA: ENV-2017-0095-CE

Plan Area: Van Nuys- North Sherman Oaks

Council District: 6 – Martinez

Last Day to Act: 09-27-18

PUBLIC HEARING HELD

PROJECT SITE: 14558 West Erwin Street;

IN ATTENDANCE:

Courtney Schoenwald, City Planner, Michelle Levy, Senior City Planner and Blake Lamb, Principal City Planner, representing the Department; and Ari Rashti, Erwin One, LLC, applicant

MOTION:

Commissioner Khorsand put forth the actions below in conjunction with the approval of the following project:

Construction of a new four-story, 27-unit, residential apartment building of 20,579 square feet with one level of subterranean as well as at-grade parking which incorporates new building materials, design, and landscaping on a 10,164 square-foot site.

1. Determine based on the whole of the administrative record in Case No. ENV-2017-0095-CE, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Class 32, 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 and Design Overlay Plan Approval;
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

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

Vote: 8 – 0

MOTION PASSED

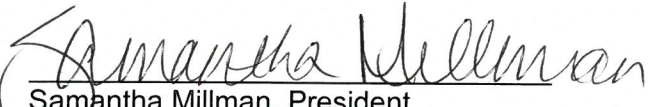
There being no further business before the Commission, the meeting adjourned at 12:35 a.m.

APPROVED

CITY OF LOS ANGELES

OCT 11 2018

CITY PLANNING DEPARTMENT
COMMISSION OFFICE


Samantha Millman, President
Los Angeles City Planning Commission


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