

COMMISSION MEETING AUDIO

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CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, OCTOBER 25, 2018 after 8:30 a.m.
VAN NUYS, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401

Información en Español acerca de esta junta puede ser obtenida Llamando al (213) 978-1300

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

- 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 – October 11, 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. **CPC-2017-4346-CU-DB**

CEQA: ENV-2017-4347-CE

Plan Area: Wilshire

Related Cases: VTT-78211-CN

VTT-78212-CN; CPC-2017-4369-CU-DB

Council District: 10 – Wesson

Last Day to Act: 10-25-18

Continued from 06-28-18; 09-13-18

PUBLIC HEARING – Completed March 28, 2018 and June 28, 2018

PROJECT SITE: 849 South Fedora Street,
837, 839, 841, 843, 849 ½, 851 South Fedora Street

REQUEST BY THE APPLICANT TO CONTINUE THE MATTER UNTIL DECEMBER 13, 2018.

PROPOSED PROJECT:

Demolition of three existing multi-family residential structures and surface parking lots and construction, use, and maintenance of a new, seven-story, 83-feet, seven inches in height, 75-unit multi-family residential building. The proposed project sets aside seven units (12 percent of the base density) for Very Low Income Households. The proposed project will measure a total of 76,228 square feet of floor area on a 21,330 square-foot lot (4.9:1 Floor Area Ratio). The proposed project provides 75 automobile parking spaces, 75 long-term bicycle parking spaces, and eight short-term bicycle parking spaces within two levels of subterranean parking.

1. Pursuant to CEQA Guidelines, an Exemption from CEQA, pursuant to State 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 Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus to permit a 35 percent Density Bonus with 11 percent of the base density set aside for Very Low Income Households and utilizing Assembly Bill 744 parking option of 0.5 parking spaces per bedroom; and
3. Pursuant to LAMC Section 12.24 U.26, a Conditional Use to permit a 37.5 percent Density Bonus for a Housing Development Project with a total of 75 residential units, with seven units (12 percent of the base density) set aside for Very Low Income Households, in lieu of the

base density of 54 residential units, utilizing Assembly Bill 744 parking option of 0.5 parking spaces per bedroom, and pursuant to LAMC Section 12.24 F:

- a. Permit an eight-foot, six-inch southerly side yard setback in lieu of the required 10-foot southerly side yard setback otherwise required in the R4 Zone pursuant to LAMC Section 12.11 C.

Applicant: Mark Ross, CGI Strategies; Fedora Bliss, LLC
Representative: Jerome Buckmelter, Jerome Buckmelter Associates

Staff: William Huguen, City Planning Associate
william.huguen@lacity.org
(213) 978-1182

7. **CPC-2017-4369-CU-DB** Council District: 10 – Wesson
CEQA: ENV-2017-4347-CE Last Day to Act: 10-25-18
Plan Area: Wilshire Continued from 06-28-18; 09-13-18
Related Cases: VTT-78212-CN
VTT-78211-CN; CPC-2017-4346-CU-DB

PUBLIC HEARING – Completed March 28, 2018

PROJECT SITE: 826 – 840 South Mariposa Street

REQUEST BY THE APPLICANT TO CONTINUE THE MATTER UNTIL DECEMBER 13, 2018.

PROPOSED PROJECT:

Demolition of three existing, multi-family, residential structures and surface parking lots and the construction, use, and maintenance of a new, seven-story, 87 feet 2 inches in height, 98-unit multi-family residential building. The proposed project sets aside 12 units (19 percent of the base density) for Very Low Income Households. The proposed project will measure a total of 90,968 square feet of floor area on a 24,992 square-foot lot (4.9:1 Floor Area Ratio). The proposed project provides 98 automobile parking spaces, 98 long-term bicycle parking spaces, and 10 short-term bicycle parking spaces within two levels of subterranean parking.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, an Exemption from CEQA, pursuant to State CEQA Guidelines, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Guidelines Section 15300.2, applies;
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus to permit a 35 percent Density Bonus with 11 percent of the base density set aside for Very Low Income Households and utilizing Assembly Bill 744 parking option of 0.5 parking spaces per bedroom; and
3. Pursuant to LAMC Section 12.24 U.26, a Conditional Use to permit a 55 percent Density Bonus for a Housing Development Project with a total of 98 residential units, with 12 units – (19 percent of the base density), set aside for Very Low Income Households, in lieu of the base density of 63 residential, and utilizing Assembly Bill 744 parking option of 0.5 parking spaces per bedroom.

Applicant: Mark Ross, CGI Strategies; Fedora Bliss, LLC
Representative: Jerome Buckmelter Associates

Staff: Joann Lim, City Planning Associate

joann.lim@lacity.org
(213) 978-1341

8. [**DIR-2018-894-TOC-1A**](#)
ENV-2018-895-CE
Plan Area: Wilshire

Council District: 10 – Wesson
Last Day to Act: 10-31-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 1546 – 1550 South Orange Grove Avenue

PROPOSED PROJECT:

The demolition of an existing three-unit multi-family dwelling and the construction, use, and maintenance of a five-story, 28-unit multi-family dwelling with three units set aside for Extremely Low Income Households. The project will provide 34 residential automobile parking spaces within two subterranean levels, and 28 long-term and three short-term bicycle parking spaces.

APPEAL:

An appeal of the July 18, 2018, Planning Director's determination to:

1. Determine that based on the whole of the administrative record, 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. Approve, pursuant to Sections 12.22 A.31 and 12.22 A.25(g) of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities Affordable Housing Incentive Program project allowing a 55 percent increase in density for a Tier 3 project totaling 28 dwelling units with three units set aside as affordable housing units for Extremely Low Income (ELI) Households for a period of 55 years along with the following two incentives:
 - a. Height. A 22-foot addition to permit a building height of 53 feet, two inches in lieu of a maximum height of 33 feet as permitted by Ordinance No. 179,884; and
 - b. Open Space. A 25 percent reduction in required open space.

Applicant: Fred Larian, Larian Development
Representative: Heather Lee Consulting

Appellants: Geoffrey Missad, Tania Missad, Larry Braman, Cindy Levey, Elaine Atlow,
Donald Williams, Trisha Williams

Staff: Joann Lim, City Planning Associate
joann.lim@lacity.org
(213) 978-1341

9. [**DIR-2017-1073-TOC-1A**](#)
CEQA: ENV-2017-1074-CE
Plan Area: Hollywood

Council District: 4 – Ryu
Last Day to Act: 11-03-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 1920 - 1922 North Whitley Avenue

PROPOSED PROJECT:

Demolition of an existing triplex; and construction, use, and maintenance of a new five-story, multi-family residential building containing 24 dwelling units, of which 3 units will be set aside for Extremely Low Income Households. The proposed building will be 66 feet, 7 inches in height, as measured from grade to the top of the parapet, and contain approximately 18,605 square feet of floor area. The project will provide a total of 25 automobile parking spaces within a two-level subterranean parking garage, 2 short-term bicycle parking spaces in the front yard, and 24 long-term spaces at the P1 level of the garage. There will be a total of 2,187 square feet of open space.

APPEAL:

An appeal of the August 17, 2018, Planning Director's determination to:

1. Determine based on the whole of the administrative record, that the project is exempt from CEQA pursuant to CEQA Guidelines, Article 19, Section 15332 (Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approve with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 70-percent increase in density consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program for a qualifying Tier 3 project totaling 24 dwelling units, reserving 3 units for Extremely Low Income Household occupancy for a period of 55 years, with the following three Additional Incentives:
 - a. Side Yard. A 29 percent reduction to permit a northerly side yard setback of 5 feet, 8 inches and a 27 percent reduction to permit a southerly side yard setback of 5 feet, 10 inches in lieu of the minimum 8 feet otherwise required;
 - b. Open Space. A 25 percent reduction to permit a minimum 2,006.25 square feet of open space in lieu of the minimum 2,675 square feet otherwise required; and
 - c. Height. A 21-foot, 7-inch increase in height to permit 66 feet, 7 inches of maximum building height in lieu of the maximum 45 feet otherwise permitted.

Applicant: Brian Prince, B.D.O.G., Inc.
Representative: Warren Techentin, Warren Techentin Architecture

Appellants: Georgeanna Walden, The tenants at 1916-1918 North Whitley Avenue

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

10. [AA-2017-397-PMEX-1A](#)
CEQA: ENV-2016-1209-MND
Plan Area: Palms-Mar Vista-Del Rey
Related Cases: CPC-2016-1208-CU-SPR-1A

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

PROJECT:

On February 7, 2018, the Los Angeles City Council found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including ENV-2016-1209-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there was no substantial evidence that the project will have a significant effect on the environment; that the MND reflected the independent judgment and analysis of the City; that the

mitigation measures were made enforceable conditions on the project and adopted the MND and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.

The following Project was approved by the City Council:

The demolition of an existing 23,072 square foot office building, accessory structures and surface parking, and the construction of a 135-foot tall office building with associated parking, landscaping, and hardscape on the project site in the M2-1 Zone, with the new building including approximately 196,100 square feet of office space located on the fourth to eighth floors, a 2,500 square-foot cafe/restaurant with outdoor seating and smaller retail spaces on the ground floor, and 900 square feet of retail space on the second and third floors, amounting to a total building space of 199,500 square feet, including approximately 48,584 square feet of landscaping (e.g., trees, green space, etc.) and 47,198 square feet of hardscape area (e.g., courtyards, pathways, etc.) throughout the project site and on the new building terraces on the upper levels, in addition to 1.5 levels of subterranean parking and 3.5 above ground parking levels with 845 parking spaces, 20 surface spaces on the east side of the 12541 Beatrice Street building, for a total of 865 spaces, (the existing approximately 87,881 square foot office building located 12541 Beatrice Street will remain with new site landscape and hardscape improvements and will be incorporated into the overall project, and a covered ground-level walk in the middle of the building will provide east-west pedestrian circulation through the project).

APPEAL:

An appeal of the June 7, 2018, Deputy Advisory Agency's determination to approve a Parcel Map Exemption (Lot Line Adjustment) to the boundary lines between three legal lots under the same ownership.

Applicant: Kevin Mansfield, NSB Associates, Inc.

Appellant: Susana Karney Flaster, Karney Management Co.

Staff: Marc Woerschling, City Planner
marc.woerschling@lacity.org
(213) 202-5414

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

Thursday, November 8, 2018

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

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