

COMMISSION MEETING AUDIO

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**CITY PLANNING COMMISSION
THURSDAY, MARCH 28, 2019 after 8:30 a.m.
VAN NUYS CITY COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91410**

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
- Minutes of Meeting: January 24, 2019; February 14, 2019; February 28, 2019; March 14, 2019

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** (5a, 5b, 5c)

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-2018-1650-DB-WDI**

CEQA: ENV-2018-1651-MND
Plan Area: Wilshire

Council District: 5 – Koretz
Last Day to Act: 05-13-19

PUBLIC HEARING – Completed February 19, 2019

PROJECT SITE: 8000 – 8014 West 3rd Street

PROPOSED PROJECT:

Demolition of existing structures and the construction, use, and maintenance of a new, five-story, 61-foot high, mixed-use building consisting of 50 residential dwelling units and approximately 7,065 square feet of commercial space. The project will set aside five units for Very Low Income households and will set aside an additional two units for Moderate Income or Senior Affordable households. The project will provide 76 automobile parking spaces located within a portion of the ground floor and two subterranean parking levels.

REQUESTED ACTIONS:

1. Pursuant to State CEQA Guidelines Section 15474(b), consideration of the whole of administrative record, including the Mitigated Negative Declaration No. ENV-2018-1651-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 12.22 A.25(g)(3), a Density Bonus Compliance Review to permit the construction of a project totaling 50 dwelling units, including five dwelling units for Very Low Income household occupancy for a period of 55 years, with the following requested incentives and waiver of development standards:
 - a. An Off-Menu Incentive to allow a maximum floor area ratio of 3.1:1 in lieu of the otherwise permitted 1.5:1 pursuant to LAMC Section 12.21.1 A;
 - b. An Off-Menu Incentive to allow a maximum height of 61 feet and five stories in lieu of the otherwise permitted 45 feet and three stories pursuant to LAMC Section 12.21.1 A; and
 - c. An Off-Menu Waiver to allow a zero-foot rear yard above the ground floor in lieu of the rear yard requirement pursuant to LAMC Sections 12.11 C.3 and 12.14 C.2.
3. Pursuant to LAMC Section 12.37 I.3, a Waiver of Dedication and Improvements to waive the otherwise required dedication and sidewalk widening along the subject property’s frontage on the south side of 3rd Street.

Applicant: Lili Bosse, 8000 Third Street Properties, LLC

8008 Third Street Investments, LLC
Representative: Dale Goldsmith, Alix Wisner, Armbruster Goldsmith & Delvac, LLP

Staff: Courtney Shum, City Planner
courtney.shum@lacity.org
(213) 978-1916

5b. [**CPC-2018-2938-CU**](#)
CEQA: ENV-2018-2939-CE
Plan Area: Canoga Park-Winnetka-Woodland Hills-West Hills

Council District: 3 - Blumenfield
Last Day to Act: 04-01-19

PUBLIC HEARING – Completed January 15, 2019

PROJECT SITE: 7305-7357 North Jordan Avenue
21817 West Wyandotte Street

PROPOSED PROJECT:

Expansion of an existing public charter school (Village Charter Academy) serving Grades Pre-Kindergarten through Fifth Grade. The applicant is requesting to allow the use of two existing prefabricated modular buildings totaling 2,880 square-feet (including a 1,440 square-foot classroom building with two classrooms and a 1,440 square-foot administrative office building). The proposed expansion will increase the total school floor area to 29,811 square-feet. The subject modular buildings are one story and a maximum of 17 feet in height. The school is also proposing to increase its current enrollment from 290 students to 375 students. Additional landscaping and recreation features will be provided as a part of the project. Proposed hours of operation for the school will be from 6:30 a.m. to 5:30 p.m., Monday through Friday. Uses which share the site (but which are not a part of the scope of this project), including a church and various community classes and sports, will operate during select daytime and evening hours throughout the week. Eighty-two automobile parking spaces, 10 short-term bicycle parking spaces, and four long-term bicycle parking spaces will be provided on-site.

REQUESTED ACTIONS:

1. Pursuant to State CEQA Guidelines, Section 15305 (Class 5), 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;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.24, a Conditional Use Permit to allow the use and maintenance of a public charter school serving Pre-Kindergarten through Fifth Grade in the R1-1 Zone; and
3. Pursuant to LAMC Section 12.24 S, a Conditional Use Permit to allow changes to the parking requirements not to exceed 20 percent of the requirements otherwise prescribed by the LAMC.

Applicant: Diane Pritchard, Village Charter Academy
Representative: Nichole Smith, Horizon Development + Entitlement

Staff: More Song, Planning Assistant
more.song@lacity.org
(213) 978-1319

5c. [**CPC-2018-4246-ZC-HD-BL-CU-SPR**](#)
CEQA: ENV-2018-4247-MND

Council District: 6 – Martinez
Last Day to Act: 04-29-19

Plan Area: Van Nuys-North Sherman Oaks

PUBLIC HEARING – Completed February 5, 2019

PROJECT SITE: 6847-6875 North Woodley Avenue

PROPOSED PROJECT:

Demolition of existing single-family and commercial buildings and the construction, use, and maintenance of a 140,000 square-foot, three-story self-storage building. The project will include approximately 37 vehicle parking spaces and 28 bicycle parking spaces. Proposed hours of operation for the self-storage use is from 6:00 a.m. to 10:00 p.m. daily.

REQUESTED ACTIONS:

1. Pursuant to State CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2018-4247-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 City Charter Section 558 and Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change and Height District Change from [T][Q]MR1-1VL, [T][Q]P-1, [Q]MR1-1, and [Q]P-1 to (T)(Q)M1-2D;
3. Pursuant to LAMC Section 12.32 R, a Building Line Removal to remove a 15-foot Building Line along Woodley Avenue for portions of the subject property, established under Ordinance No. 105,718;
4. Pursuant to LAMC Section 12.24 W.50, a Conditional Use to permit a self-storage building for household goods including truck rentals, in the proposed M1 Zone within 500-feet of an A or R Zone or residential use;
5. Pursuant to LAMC Section 12.24 S, a Conditional Use to permit changes to the parking requirements not to exceed 20 percent of the requirements otherwise prescribed by the LAMC; and
6. Pursuant to LAMC Section 16.05, 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.

Applicant: Gregg Buskett

Representative: Johnathan Razbannia, JMR Land Use Consultants

Staff: Lilian Rubio, City Planning Associate

lilian.rubio@lacity.org

(213) 978-1840

6. **CPC-2016-3903-VZC-DB-SPR**

CEQA: ENV-2016-3904-MND

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

Council District: 4 – Ryu

Last Day to Act: 04-15-19

PUBLIC HEARING – Completed February 22, 2019

PROJECT SITE: 4445 - 4465 North Lankershim Boulevard
10850-10862 Riverside Drive
10847-10867 Landale Street

PROPOSED PROJECT:

The construction, operation, and maintenance of a mixed-use building comprising 179 residential

apartment units, including eight dwelling units reserved for Very Low Income Households, and approximately 5,684 square feet of commercial floor area, with a maximum height of approximately 60 feet (exclusive of roof projections), varying from two to five stories on a 67,315-square foot portion of the site, and a Floor Area Ratio (FAR) of 2.40:1. Off-street parking will be provided at grade and within two subterranean levels for a total of 263 parking spaces. The project provides 19,336 square feet of open space. The site is currently developed with an approximately 62,562 square-foot, seven-story Adaptive Re-Use building in the northeast portion of the project site. Combined, the Adaptive Re-use Building and new construction will result in 234 apartment units and 14,184 square feet of commercial floor area on the site. A total of 263 automobile parking spaces are required and provided onsite for both the Adaptive Re-Use and new construction, and 237 bicycle parking spaces are proposed across both parts of the project site.

REQUESTED ACTIONS:

1. Pursuant to State CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3904-MND ("Mitigated Negative Declaration"), and all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Project;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 Q, a Vesting Zone Change from C2-1VL-RIO and P-1VL-RIO to RAS4-1VL-RIO and RD1.5-1VL-RIO for a portion of the Project Site, as follows:
 - a. a Zone Change of Lot Nos. 12 –15 of Tract No. 6815 (approximately 27,986.2 square-feet) from P-1VL-RIO to RAS4-1VL-RIO;
 - b. a Zone Change of Lot Nos. 2, 7, and 8, and a portion of Lot Nos. 3, 4, and 6 of Tract No. 6815 (approximately 31,967.8 square feet) from C2-1VL-RIO to RAS4-1VL-RIO; and
 - c. a Zone Change of Lot No. 16, Tract No. 6815 (approximately 6,997 square-feet) from P-1VL-RIO to RD1.5-1VL-RIO;
3. Pursuant to LAMC Section 12.22 A.25 and Government Code Sections 65915-65918, a Density Bonus approval to permit a 20 percent density bonus with eight dwelling units, or five percent of the total 179 units reserved as restricted affordable units for Very Low Income Households, including a request for one On-Menu Incentive, pursuant to LAMC Section 12.22 A.25(f)(5), to permit a 20 percent increase in height for a total height of 60 feet in lieu of the permitted height of 50-feet per the RAS4-1VL Zone; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review, for a project that results in an increase of 50 or more dwelling units.

Applicant: Frederick Delijani, SREG, LLC
 Representative: Erika Iverson and Brad Rosenheim, Rosenheim & Associates Inc.

Staff: Courtney Schoenwald, City Planner
courtney.schoenwald@lacity.org
 (818) 374-9904

7. [**CPC-2018-1672-CU-ZV**](#)
 CEQA: ENV-2018-4524-MND
 Plan Area: Van Nuys-North Sherman Oaks

Council District: 4 – Ryu
 Last Day to Act: 05-13-19

LIMITED PUBLIC HEARING

PROJECT SITE: 13645, 13601 West Riverside Drive
 13500, 13618 West Huston Street

PROPOSED PROJECT:

The phased renovation and expansion of an existing private high school across one parcel currently improved with Notre Dame High School. The school will expand from a maximum of 1,000 students to a maximum of 1,250 students.

The phases of development are outlined as follows:

- Phase 1: Construction of a parking structure consisting of 183 automobile parking spaces (net addition of 110 spaces) with a maximum height of 35 feet.
- Phase 2: Construction of a cafeteria/banquet hall consisting of 14,000 square feet of floor area and a subterranean parking area with 47 automobile parking spaces (net addition of three spaces) with a maximum height of 26 feet.
- Phase 3: Redevelopment of an existing courtyard and the renovation of the existing STEM classroom building.
- Phase 4: Construction of a practice gymnasium consisting of 13,600 square feet (including a 6,895 square-foot assembly area) with a maximum height of 36 feet.
- Phase 5: Renovation and expansion of the existing Burn Building for classroom and theatre purposes consisting of a 7,500 square-foot addition with a maximum height of 36 feet.
- Phase 6: Renovation and expansion of the existing Holy Cross Center for administrative and religious purposes consisting of a 2,200 square-foot addition with a maximum height of 18 feet.
- Phase 7: Construction of a new classroom building consisting of four classrooms, 5,200 square feet, and a maximum height of 30 feet.

The project will result in a net increase of 42,500 square feet of floor area and provide a net total of 844 automobile parking spaces (consisting of 393 permanent spaces and 451 spaces for special events), 36 long-term bicycle parking spaces, and 86 short-term bicycle parking spaces. During construction the school will utilize off-site automobile parking.

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-2018-4524-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 12.24 U.24(b), a Conditional Use Permit to allow the continued operation, renovation, and expansion of an existing private high school in the R1 and RD1.5 Zones;
3. Pursuant to LAMC Section 12.27, a Zone Variance to allow relief from LAMC Section 12.26 E.5 to allow required parking spaces to be provided through the lease of off-site parking spaces, in lieu of a covenant; and
4. Pursuant to LAMC Section 12.27, a Zone Variance to allow relief from LAMC Section 12.21 A.4 to allow 844 automobile parking spaces in lieu of the 887 automobile parking spaces otherwise required.

Applicant: Brett A. Lowart, President, Notre Dame High School
Representative: Tony Stark, Corsini Stark Architects

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

8. [CPC-2017-3892-CU](#)
CEQA: ENV-2017-3893-CE
Plan Area: Van Nuys- North Sherman Oaks

Council District: 6 – Martinez
Last Day to Act: 04-03-19

PUBLIC HEARING – Completed February 11, 2019

PROJECT SITE: 6854 North Tyrone Avenue

PROPOSED PROJECT:

Conversion of a new 4,868 square-foot single-family dwelling into a congregate living health facility with 18 beds and a request for reduced onsite parking to provide four parking spaces in lieu of the required 10 parking spaces in the R1 Zone. The facility will operate 24 hours with a staff of four employees per shift.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15332, an Exemption from CEQA 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. A Conditional Use pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 U.12 for the approval, use and maintenance of Congregate Living Health Facility with 18 beds in the R1 zone; and
3. In conjunction with the above request, pursuant to LAMC Section 12.21 A.4(y), a Reduced Onsite Parking with Transportation Alternatives to allow four onsite parking spaces in lieu of the 10 required parking spaces.

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

Staff: Lucy Martinez, Planning Assistant
lucy.martinez@lacity.org
(818) 374-5058

9. [CPC-2017-3118-CU](#)
CEQA: ENV-2017-3117-CU
Plan Area: North Hollywood-Valley Village

Council District: 2 – Krekorian
Last Day to Act: 04-03-19

PUBLIC HEARING – Completed February 11, 2019

PROJECT SITE: 7330 North Coldwater Canyon Avenue

PROPOSED PROJECT:

Continued use of an existing pawn shop and to permit a Recycling Collection and Buyback Center, including scrap metal recycling, on a 18,199 square-foot lot in the M2-1VL Zone previously used for an auto-dismantling and storage yard. The project includes the construction of an 800 square foot storage building.

REQUESTED ACTIONS:

1. Pursuant to State CEQA Guidelines, Section 15301 (Class 1) and Section 15303 (Class 3), 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;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24 W.33, a Conditional Use to permit the continued use of a pawn shop in the M2 Zone; and
3. Pursuant to LAMC Section 12.24 U.22, a Conditional Use to permit a Recycling Collection and Buyback Facility in the M2 Zone, located within 1,000 feet of a C Zone, subject to conditions in LAMC Section 12.21.A 18(d).

Applicant: Hagop Basteghian

Representative: Oscar Ensafi, Approved Plans, Inc.

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

10. [**CPC-2008-3470-SP-GPA-ZC-SUD-BL**](#) Council District: 3- Blumenfield
CEQA: ENV-2008-3471-EIR
Plan Area: Canoga Park – Winnetka – Woodland Hills – West Hills

SUMMARY:

A five-year status report on development in the Warner Center Specific Plan area for the five-year period from December 25, 2013 to December 25, 2018.

RECOMMENDED ACTION:

1. Approve the Warner Center 2035 Plan Five-Year Status Report for the period between December 25, 2013 and December 25, 2018 pursuant to Section 10.4.2 of the Warner Center 2035 Specific Plan.
2. Recommend to the City Council any actions necessary to ensure that the City's implementation of the Plan complies with its requirements and stated intents.

Staff: Michelle Levy, Senior City Planner
michelle.levy@lacity.org
(818) 374-9907

Tim Fargo, City Planner
tim.fargo@lacity.org
(818) 374-9911

11. [**ADVISORY NOTICE FOR ABOVE-GRADE PARKING**](#) Council District: N/A
CEQA: Not Applicable Last Day to Act: N/A
Plan Area: Citywide

Direct staff to review the October 27, 2016, CPC Advisory Notice for Above-Grade Parking and provide recommendations to update the CPC policy.

Staff: Ken Bernstein, Principal City Planner
Ken.bernstein@lacity.org
(213) 847-3652

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

Thursday, April 11, 2019
Los Angeles City Hall
Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

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