

# COMMISSION MEETING AUDIO

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CITY PLANNING COMMISSION  
REGULAR AGENDA MEETING  
THURSDAY, JUNE 27, 2019 after 8:30 a.m.  
VAN NUYS CITY COUNCIL CHAMBER, 2<sup>ND</sup> 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
- Update on Administration and Implementation of Home-Sharing Ordinance
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – June 13, 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** (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-2018-7621-DB-CU-SIP**

CEQA: N/A  
Plan Area: Hollywood

Council District: 13 – O’ Farrell  
Last Day to Act: 08-01-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 5627 West Fernwood Avenue

**PROPOSED PROJECT:**

Demolition of a two-story office building with a garage; and construction, use and maintenance of a six-story residential building with a subterranean parking garage, consisting of 60 dwelling units including 59 permanent supportive housing units restricted to Low Income Households and one market-rate manager’s unit on a 14,336 square-foot site. The Project will provide support services on the ground floor, including a community room with a kitchenette and social services offices. The proposed building will have a maximum building height of 71 feet, 2 inches with 45,619 square feet of floor area at a 4.85:1 floor area ratio. The Project will provide 14 non-required automobile parking spaces and 48 long-term bicycle parking spaces within the subterranean garage and five short-term bicycle parking spaces at the ground floor within the front yard setback. The Project will provide a total of 4,538 square feet of usable open space, including a community room, courtyard, roof deck, and private balconies. The Project qualifies as a Streamlined Infill Project (SIP) pursuant to Senate Bill (SB) 35 (California Government Code Section 65913.4).

**REQUESTED ACTIONS:**

- 1. Pursuant to California Government (CA Gov.) Code Section 65913.4, a ministerial review of a Streamlined Infill Project that satisfies all of the objective zoning standards set forth in Government Code Section 65913.4(a) and is therefore subject to the Streamlined Ministerial Approval Process;
- 2. Pursuant to Public Resources Code Section 21080(b)(1), a statutory exemption from California Environmental Quality Act (CEQA) for a development that is subject to a Streamlined Ministerial Approval Process pursuant to Government Code Section 65913.4;
- 3. Pursuant to CA Gov. Code Section 65913.4 and Los Angeles Municipal Code (LAMC) Section 12.22 A.25(g)(3), a ministerial review of the Density Bonus/Affordable Housing Incentives Program to permit the following Off-Menu Incentives and Waiver of

Development Standards for a Housing Development Project totaling 60 dwelling units, reserving 59 units for Low Income Household occupancy for a period of 55 years:

- a. An Off-Menu Incentive to reduce the required front yard setback by 50 percent to permit a minimum of 7 feet, 6 inches in lieu of 15 feet as otherwise required in the R4 Zone;
  - b. An Off-Menu Incentive to reduce the required side yard setbacks by 35 percent to permit a minimum of 5 feet, 11 inches in lieu of 9 feet as otherwise required in the R4 Zone;
  - c. An Off-Menu Incentive to reduce the required rear yard setback by 35 percent to permit a minimum of 11 feet, 9 inches in lieu of 18 feet as otherwise required in the R4 Zone;
  - d. A Waiver of Development Standards to reduce the minimum usable open space required by 25 percent to permit a minimum of 4,519 square feet in lieu of 6,025 square feet as otherwise required; and
4. Pursuant to CA Gov. Code Section 65913.4 and LAMC Section 12.24 U.26, a ministerial review of a Conditional Use to permit a 66.5 percent Density Bonus for a Housing Development Project in which the density increase is greater than the maximum permitted in LAMC Section 12.22 A.25, allowing a total of 60 dwelling units in lieu of 36 base density units as otherwise permitted in the R4 Zone.

**Applicant:** Allison Riley, PATH Ventures

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

7. [VTT-74478-1A](#)  
CEQA: ENV-2016-3175-MND  
Plan Area: Chatsworth – Porter Ranch  
Related Case: CPC-2016-3174-ZC

Council District: 12 – Smith  
Last Day to Act: 06-28-19

## **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 10811 – 10921 North Old Santa Susana Pass Road

### **PROPOSED PROJECT:**

The Project consists of the subdivision of an 11.92 acre site into 19 single-family lots. The Project requires the demolition of six dwellings and various unattached garages, sheds, stables, and open sided structures. One existing historic structure, the 'Wilson House', will be preserved and a detached garage will be constructed as an accessory structure. Private streets, walls, and a public horse trail will be constructed for the subdivision. The proposed single-family dwellings are one- and two-story structures, with heights varying from approximately 19 feet to 27 feet and with floor areas of approximately 4,750-5,000 square-feet in size. 19 protected trees exist on the site, of which four are proposed for removal and 15 are proposed for preservation. 129 non-protected trees exist on the site, of which 109 are proposed for removal and 20 are proposed for preservation. The Project will require approximately 12,800 cubic yards of earth to be graded and 5,200 cubic yards to be exported.

### **APPEAL:**

Appeal of the May 30, 2019, Advisory Agency determination which:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3175-

- MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration; and
2. Approved, pursuant to Sections 17.03 A, 17.06, and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map for the merger and resubdivision of an 11.92 acre site into 19 lots in the proposed RA-1-K Zone.

**Applicant/**

**Appellant:** Eric Borstein, Santa Susana Estates LLC  
Representative: Erik Pfahler, Borstein Enterprises

**Staff:** Valentina Knox-Jones, City Planner  
[valentina.knox.jones@lacity.org](mailto:valentina.knox.jones@lacity.org)  
(818) 374-5038

8. **CPC-2016-3174-ZC** Council District: 12 – Smith  
CEQA: ENV-2016-3175-MND Last Day to Act: 06-28-19  
Plan Area: Chatsworth – Porter Ranch  
Related Case: VTT-74478-1A

**PUBLIC HEARING** – Completed March 26, 2019

**PROJECT SITE:** 10811 – 10921 North Old Santa Susana Pass Road

**PROPOSED PROJECT:**

The Project consists of the subdivision of an 11.92 acre site into 19 single-family lots. The Project requires the demolition of six dwellings and various unattached garages, sheds, stables, and open sided structures. One existing historic structure, the ‘Wilson House’, will be preserved and a detached garage will be constructed as an accessory structure. Private streets, walls, and a public horse trail will be constructed for the subdivision. The proposed single-family dwellings are one- and two-story structures, with heights varying from approximately 19 feet to 27 feet and with floor areas of approximately 4,750-5,000 square-feet in size. 19 protected trees exist on the site, of which four are proposed for removal and 15 are proposed for preservation. 129 non-protected trees exist on the site, of which 109 are proposed for removal and 20 are proposed for preservation. The Project will require approximately 12,800 cubic yards of earth to be graded and 5,200 cubic yards to be exported.

**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-2016-3175-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration; and
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code, a Zone Change from A2-1 to RA-1-K, with the exceptions of the portions zoned OS-1XL, which shall remain OS-1XL.

**Applicant:** Eric Borstein, Santa Susana Estates LLC  
Representative: Erik Pfahler, Borstein Enterprises

**Staff:** Valentina Knox-Jones, City Planner  
[valentina.knox.jones@lacity.org](mailto:valentina.knox.jones@lacity.org)  
(818) 374-5038

9. [DIR-2018-6787-BSA-1A](#)  
CEQA: N/A  
Plan Area: Venice

Council District: 11 – Bonin  
Last Day to Act: 07-03-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 55-57 East Windward Avenue

**EXISTING USE/OPERATION:**

The site is currently developed with a single-family dwelling with attached garage, a 5-story artist-in-residence with garage and freestanding wall.

**APPEAL:**

An appeal of the April 4, 2019, Planning Director's determination, pursuant to Section 12.26 K of the Los Angeles Municipal Code, to deny an appeal as to whether the Department of Building and Safety erred or abused its discretion by not issuing Building Permit No. 18048-30000-01991 and instead issuing plan check corrections for a hand painted sign placed on an existing freestanding wall that is located along the front property line, adjacent to Windward Avenue.

**Applicant/**

**Appellant:** Scott Spector  
Representative: Daniel F. Freedman, Jeffer Mangels Butler & Mitchell LLP

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

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

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

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