

# COMMISSION MEETING AUDIO

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CITY PLANNING COMMISSION  
REGULAR AGENDA MEETING  
THURSDAY, JULY 25, 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\*\*](#)

- Election of Officers
- 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 – July 11, 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-2017-1961-CU**

CEQA: ENV-2017-1960-CE  
Plan Area: Van Nuys- North Sherman Oaks

Council District: 2 – Krekorian  
Last Day to Act: 07-25-19  
Continued from: 05-23-19

**PUBLIC HEARING** – Completed February 11, 2019

**PROJECT SITE:** 14011 West Archwood Street

**PROPOSED PROJECT:**

Conversion of an existing 3,358 square-foot single-family dwelling into a congregate living health facility with up to 12 beds. The facility will operate 24 hours a day with a staff of four employees and will provide a total of six on-site parking spaces and four bicycle spaces.

**REQUESTED ACTIONS:**

1. Determine based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State 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; and
2. Pursuant to Section 12.24 U.12 of the Los Angeles Municipal Code, a Conditional Use to permit a 12-bed congregate living health facility in the R1-1 Zone.

**Applicant:** Sona Undzhyan, Archwood House CLHF, Inc.  
Representative: Benjamin Fiss, Pacific Zoning, LLC

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

7. **DIR- 2019-366-TOC-1A**

CEQA: ENV-2019-367-CE  
Plan Area: Wilshire

Council District: 1 – Cedillo  
Last Day to Act: 07-30-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1047 South Mariposa Avenue;  
1049, 1053, 1053 ½, 1055 South Mariposa Avenue

**PROPOSED PROJECT:**

Construction, use and maintenance of a seven-story, multi-family residential building containing 41 dwelling units, including a market-rate manager's unit, seven units restricted to Very Low Income Households and 33 units restricted to Low Income Households. The building height will be a maximum of 79 feet, as measured from grade to the top of roof structures, and contain 36,266.5 square feet of residential floor area with a Floor Area Ratio (FAR) of 4.5:1. The Project will provide eight non-required automobile parking spaces, 40 bicycle parking stalls, and 3,909 square feet of open space, including an 890 square-foot recreation room and a 2,019 square-foot roof deck on the seventh floor, and 1,000 square feet of private balconies.

**APPEAL:**

Appeal of the May 16, 2019, Planning Director's determination which:

1. Determined based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15332 (Class 32 Urban In-Fill Development), and there is no substantial evidence demonstrating that an exception to the categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Approved with conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program Compliance Review for a qualifying Tier 4 project, totaling 41 dwelling units, reserving seven units for Very Low Income Household occupancy and 33 units for Low Income Household occupancy for a period of 55 years, with the following Base and Additional Incentives:

Base Incentives:

- a. Residential Density. A 36 percent increase in the maximum density to permit a total of 41 dwelling units in lieu of 30 units as otherwise permitted by LAMC Section 12.11 C.4;
- b. Floor Area Ratio (FAR). A 55 percent increase in the FAR to permit a maximum of 4.65:1 in lieu of 3:1 as otherwise permitted by LAMC Section 12.21.1 A.1;
- c. Parking. No required vehicular parking for residential units;

Additional Incentives:

- d. Rear Yard. A 35 percent reduction in the rear yard setback to permit a minimum of 12 feet, 4 inches in lieu of the minimum 19 feet as otherwise required by LAMC Section 12.11 C.3; and
  - e. Open Space. A 25 percent reduction in the usable open space to require a minimum of 3,562.5 square feet in lieu of the minimum 4,750 square feet as otherwise required by LAMC Section 12.21 G.2; and
3. Adopted the Conditions of Approval and Findings.

**Applicant:** Jesse Slansky, West Hollywood Community Housing Corporation  
Representative: Christopher Murray, Rosenheim & Associates, Inc.

**Appellant:** Martha Mendez-MacHoll  
Representative: Pantea Yashar, Ervin Cohen & Jessup, LLP

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

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

**Thursday, August 8, 2019**

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

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