

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, JUNE 27, 2019
VAN NUYS CITY COUNCIL CHAMBERS
14410 SYLVAN STREET, 2ND FLOOR
VAN NUYS, CALIFORNIA 91401

MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT planning.lacity.org. TO LISTEN TO THE AUDIO FILE: UNDER General Info, **SELECT COMMISSIONS & HEARINGS, CITY PLANNING COMMISSION, AGENDAS**, LOCATE THE COMMISSION MEETING DATE AND **SELECT THE AUDIO**" BUTTON.

Commission President Samantha Millman called the regular meeting to order at 8:33 a.m. with Commission Vice President Vahid Khorsand and Commissioners, Helen Leung, Karen Mack, Marc Mitchell, and Dana Perlman in attendance.

Commissioners David H. Ambroz, Caroline Choe and Veronica Padilla-Campos were not in attendance.

Also in attendance were Vince Bertoni, Planning Director, Kevin J. Keller, Executive Officer, and Donna Wong, Deputy City Attorney. Commission Office staff present were Irene Gonzalez, Commissioner Office Manager and Marcos G. Godoy, Office Service Assistant.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Vince Bertoni, Director of Planning reported on the following:
 - Introduced, Ashley Atkinson, City Planner, provided a detailed quarterly update in terms of providing housing in the City of Los Angeles, including Affordable Housing.
 - Introduced, Matthew Glesne, City Planner, to provide a brief summary regarding the Home Sharing Ordinance which was adopted by City Council on December 2018, but specified an effective date of July 1, 2019.
- Donna Wong, Deputy City Attorney, had no report.
- There were no requests by the any of the Commissioners.
- Minutes of Meeting:
The meeting minutes of June 13, 2019 were postponed.

ITEM NO. 2**NEIGHBORHOOD COUNCIL PRESENTATION**

There were no Neighborhood Council presentations.

ITEM NO. 3**GENERAL PUBLIC COMMENT**

Two speakers addressed the Commission during general public comment.

ITEM NO. 4**RECONSIDERATIONS**

There were no requests for reconsideration.

ITEM NO. 5**CONSENT CALENDAR**

There were no items on the Consent Calendar.

ITEM NO. 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 HELD

PROJECT SITE: 5627 West Fernwood Avenue

IN ATTENDANCE:

Nuri Cho, City Planning Associate, and Christina Toy-Lee, Senior City Planner, representing the Department; Allison Riley, PATH Ventures, applicant; and Craig Bullock representing the Office of Councilmember O' Farrell.

MOTION:

Commissioner Perlman put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

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).

1. Determine, pursuant to Government Code Section 65913.4, that the Project is 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. Determine, based on the whole of the administrative record, the project is statutorily exempt from CEQA as a ministerial project pursuant to Government Code Section 65913.4 and Public Resources Code Section 21080(b)(1);
3. Approve, pursuant to Government 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; and
 - 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;
4. Approve, pursuant to Government 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;
5. Adopt the Conditions of Approval; and
6. Adopt the Findings.

Commissioner Khorsand seconded the motion and the vote proceeded as follows:

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

Vote: 6 - 0

MOTION PASSED

President Millman recessed the meeting at 10:18 a.m. The meeting reconvened at 10:29 a.m. with Commissioners Khorsand, Leung, Mack, Mitchell and Perlman in attendance.

President Millman announced that the Item Nos. 07 and 08 would be heard together as they pertain to the same project, but separate motions would be taken.

ITEM NO. 07

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 HELD

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

IN ATTENDANCE:

Valentina Knox-Jones, City Planner, Michelle Levy, Senior City Planner, and Blake Lamb, Principal Planner representing the Department; and Erik Pfahler, Borstein Enterprises, representing the applicant/ appellant.

MOTION:

Commissioner Khorsand put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

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.

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-2016-3175-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 that the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find that 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. Deny the appeal in part and grant the appeal in part;
3. Sustain the decision of the Deputy Advisory Agency to approve Vesting Tentative Tract Map No. 74478 for the Merger and resubdivision of an 11.92 acre site in 19 single-family parcels and associated private streets;

4. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated June 27, 2019; and
5. Adopt the Findings.

Commissioner Leung seconded the motion and the vote proceeded as follows:

Moved: Khorsand

Second: Leung

Ayes: Mack, Millman, Mitchell, Perlman

Absent: Ambroz, Choe, Padilla-Campos

Vote: 6 – 0

MOTION PASSED

ITEM NO. 08

CPC-2016-3174-ZC

CEQA: ENV-2016-3175-MND

Plan Area: Chatsworth – Porter Ranch

Related Case: VTT-74478-1A

Council District: 12 – Smith

Last Day to Act: 06-28-19

PUBLIC HEARING – Completed March 26, 2019

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

IN ATTENDANCE:

Valentina Knox-Jones, City Planner, Michelle Levy, Senior City Planner, and Blake Lamb, Principal Planner representing the Department; and Erik Pfahler, Borstein Enterprises, representing the applicant.

MOTION:

Commissioner Khorsand put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

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.

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 Mitigated Negative Declaration, No. ENV-2016-3175-MND, adopted on May 30, 2019; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent negative declaration or addendum is required for approval of the project;

2. Approve and recommend, pursuant to Section 12.32 of the Los Angeles Municipal Code, that the City Council adopt a Zone Change from A2-1 to (T)RA-1-K, with the exceptions of portions zoned OS-1XL which shall remain OS-1XL;
3. Adopt the Conditions of Approval, as modified by the Commission, including Staff's Technical Modification dated June 27, 2019; and
4. Adopt the Findings.

Commissioner Mack seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

Commissioner Perlman left the meeting at approximately 11:40 a.m.

President Millman recessed the meeting at 11:41 a.m. The meeting reconvened at 11:46 a.m. with Commissioners Khorsand, Leung, Mack and Mitchell in attendance.

ITEM NO. 09

DIR-2018-6787-BSA-1A

CEQA: N/A

Plan Area: Venice

Council District: 11 – Bonin

Last Day to Act: 07-03-19

PUBLIC HEARING HELD

PROJECT SITE: 55-57 East Windward Avenue

IN ATTENDANCE:

Charlie Rausch, Associate Zoning Administrator, representing the Department; Victor Cuevas, Assistant Deputy Supervisor of Building II, representing the Los Angeles Department of Building and Safety; and Daniel F. Freedman, Jeffer Mangels Butler & Mitchell LLP, representing the applicant/ appellant.

MOTION:

Commissioner Millman put forth the actions below in conjunction with the denial of the following Director's Determination with modifications, if any, stated on the record:

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

1. Grant the appeal and overturn the determination of the Zoning Administrator's determination to deny an appeal of the determination of the Department of Building and Safety (LADBS) concerning the decision to withhold Building Permit No. 18048-30000-01991 and instead issue

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; and

2. Adopt the Findings, as amended by the Commission.

Commissioner Leung seconded the motion and the vote proceeded as follows:

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

Vote: 3 – 2

MOTION FAILED

MOTION:

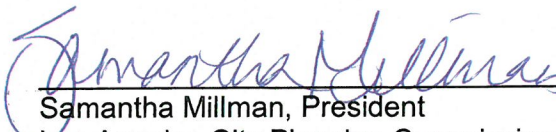
Commissioner Millman moved to continue Item No. 09 to date certain of July 11, 2019. The action was seconded by Commissioner Leung and the vote proceeded as follows:

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

Vote: 4 – 1

MOTION FAILED

There being no further business before the Commission, the meeting adjourned at 12:44 p.m.


Samantha Millman, President
Los Angeles City Planning Commission


Irene Gonzalez, Commission Office Manager
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES

JUL 11 2019

CITY PLANNING DEPARTMENT
COMMISSION OFFICE