

# COMMISSION MEETING AUDIO

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**CITY PLANNING COMMISSION  
REGULAR AGENDA MEETING  
THURSDAY, SEPTEMBER 12, 2019 after 8:30 a.m.  
LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340  
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

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 – August 22, 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. **VTT-82227-CN-1A**

CEQA: ENV-2018-3238-SCPE  
Plan Area: Central City North

Council District: 1 – Cedillo  
Last Day to Act: 09-12-19  
Continued From: 08-22-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 942 North Broadway Avenue

**PROPOSED PROJECT:**

Merger and resubdivision of five lots, including one master ground lot, four airspace lots and 178 residential condominium units, in the Central City North Community Plan.

**APPEAL:**

Appeal of the May 31, 2019, Advisory Agency's determination which:

1. Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Sustainable Communities Project CEQA Exemption (SCPE) No. ENV-2018-3238-SCPE, as adopted by the City Council on February 20, 2019, and that the project is a transit priority project pursuant to PRC Section 21155 and meets all of the requirements of subdivisions of PRC Section 21155.1, and is therefore exempt from the California Environmental Quality Act, in accordance with PRC Section 21155.1; and
2. Approved, pursuant to Section 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 82227-CN for the merger and resubdivision of five lots, including one master ground lot, four airspace lots and 178 residential condominium units, in the Central City North Community Plan.

**Applicant:** Rick Illich, TF Broadway LP  
Representative: Alex Irvine, Irvine & Associates, Inc.

**Appellant:** Steve Riboli, Mission RFT /SR, LLC  
Representative: Richard A. McDonald Esq., Carlson & Nicholas, LLP

**Staff:** Oliver Netburn, City Planner  
[oliver.netburn@lacity.org](mailto:oliver.netburn@lacity.org)  
(213) 978-1382

7. [CPC-2019-1267-ZCJ-SPR](#)  
CEQA: ENV-2019-1268-MND  
Plan Area: Canoga Park – Winnetka  
Woodland Hills – West Hills

Council District: 3 – Blumenfield  
Last Day to Act: 10-26-19

**PUBLIC HEARING** – Completed August 13, 2019

**PROJECT SITE:** 6940 North Owensmouth Avenue (6946, 6952, 6954, 6956, and 6958 North Owensmouth Avenue); 21616 West Hart Street

**PROPOSED PROJECT:**

Demolition of three existing single family homes and the construction, use, and maintenance of a new five-story, 80-unit apartment building with approximately 79,240 square feet of floor area inclusive of a multipurpose room and ancillary office space. The proposed Project would consist of 100 percent affordable units, exclusive of one manager's unit (four units will be reserved for Extremely Low Income Households, and 12 units will be reserved for Low Income Households, and the 63 remaining units will be reserved for households with incomes at or below 80 percent of the Area Median Income). The proposed Project includes approximately 8,462 square feet of open space on-site. The proposed Project is providing 66 vehicle parking spaces within a ground level parking garage taking driveway access from Hart Street. Additionally, 86 bicycle parking spaces are provided. The building is proposed for a maximum Floor Area Ratio of 2.78:1 and maximum height of 56 feet.

**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-2019-1268-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 Section 12.32 F of the Los Angeles Municipal Code, a Zone Change from R1-1VL-RIO to (T)(Q)RAS4-1VL-RIO;
3. Pursuant to LAMC Section 11.5.11(e) and California Government Code 65915(k), three Developer Incentives to permit:
  - a. A maximum building height of 56 feet, an increase of six feet above the allowable 50 foot height limit for the proposed RAS4-1VL Zone;
  - b. A 16 percent reduction in required open space to provide 8,462 square feet in lieu of 10,000 square feet otherwise required pursuant to LAMC Section 12.21 G; and
  - c. A parking ratio of 0.825 parking spaces per dwelling unit in lieu of the required one parking space for each dwelling unit of less than three habitable rooms, one and one-half parking spaces for each dwelling unit of three habitable rooms and two parking spaces for each dwelling unit of more than three habitable rooms pursuant to LAMC Section 12.21 A.4; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units.

**Applicant:** Meta Housing Corporation  
Representative: Michael LoGrande, LoGrande & Company, LLC

**Staff:** Renata Ooms, City Planning Associate  
[renata.ooms@lacity.org](mailto:renata.ooms@lacity.org)  
(213) 978-1222

8. [VTT-74593-1A](#) Council District: 14 – Huizar  
CEQA: ENV-2016-3766-EIR; SCH No. 2017031018 Last Day to Act: 09-12-19  
Plan Area: Central City  
Related Case: CPC-2016-3765-TDR-MCUP-CUX-ZAD-DD-SPR

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 319 – 323 5th Street; 440 – 442 South Hill Street

**PROPOSED PROJECT:**

Merger and re-subdivision of three lots and re-subdivision of a 0.38-acre vacant site to create two ground lots and four airspace lots.

**APPEAL:**

Appeal of the August 2, 2019 Advisory Agency's determination which:

1. Reviewed and considered the 5th and Hill Project EIR, which includes ENV-2016-3766-EIR (SCH No. 2017031018), dated November 1, 2018, and the Final EIR, dated April 26, 2019 (5th and Hill EIR), and adopted the Environmental Findings and the Mitigation Monitoring Program prepared for the 5th and Hill Project EIR.

**CERTIFIED** the following:

- a. The 5th and Hill Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
- b. The 5th and Hill Project EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
- c. The 5th and Hill Project EIR reflects the independent judgment and analysis of the lead agency;

**ADOPTED** the following:

- a. The related and prepared 5th and Hill Project EIR Environmental Findings;
  - b. The Statement of Overriding Considerations; and
  - c. The Mitigation Monitoring Program prepared for the 5th and Hill Project EIR; and
2. Approved with conditions, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 74593 to permit the merger of three lots and re-subdivision of a 0.38-acre vacant site to create two ground lots and four airspace lots.

**Applicant:** Jeffrey Fish, JMF Enterprises V, LLC  
Representative: Loren Montgomery, Montgomery Clark Advisors

**Appellant:** Supporters Alliance for Environmental Responsibility  
Representative: Michael Lozeau, Lozeau Drury, LLP

**Staff:** Kathleen King, City Planning Associate  
[kathleen.king@lacity.org](mailto:kathleen.king@lacity.org)  
(213) 847-3624

9. [CPC-2016-3765-TDR-MCUP-CUX-ZAD-DD-SPR](#) Council District: 14 – Huizar  
CEQA: ENV-2016-3766-EIR; SCH No. 2017031018 Last Day to Act: 09-12-19  
Plan Area: Central City  
Related Case: VTT-74593-1A

**PUBLIC HEARING** – Completed May 8, 2019

**PROJECT SITE:** 319 – 323 5th Street; 440 – 442 South Hill Street

**PROPOSED PROJECT:**

Development of a vacant site with a mixed-use development consisting of 190 hotel guest rooms, 31 residential condominium units, and 29,232 square feet of commercial restaurant uses. In total, the Project would contain up to 255,812 square feet of floor area on a 16,663 square-foot (0.38-acre) lot, for a floor area ratio (FAR) of 13:1. The proposed uses would be located within a 53-story building with a maximum height of 784 feet. As proposed, the Project would provide 129 vehicle parking spaces within two subterranean and three-above grade parking levels; and 156 bicycle parking spaces located on Levels B1, L3 and L4.

**REQUESTED ACTIONS:**

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2016-3766-EIR (SCH No. 2017031018), dated November 1, 2018, and the Final EIR, dated April 26, 2019, for the above-referenced project;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the EIR;
4. Pursuant to Section 14.5.6 of the Los Angeles Municipal Code (LAMC), approval of a Transfer of Floor Area Rights (TFAR) from the City of Los Angeles-owned Convention Center (Donor Site), located at 1201 South Figueroa Street, for up to 155,834 square feet to the Project Site (Receiver Site), thereby permitting a maximum of 13:1 FAR in lieu of the otherwise permitted 6:1 FAR;
5. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages within four restaurants and bars, mini-bars within hotel guest rooms, room service to hotel rooms, and the hotel and residential pool deck;
6. Pursuant 12.24 W.18, a Conditional Use Permit to allow dancing within the hotel banquet room;
7. Pursuant to LAMC Section 12.24 X.22, a Zoning Administrator's Determination to allow a building height of 250 feet for the portion of the building located on a C2-Zoned lot within 100 feet of an OS Zone (Pershing Square), in lieu of the otherwise maximum height 61 feet, as permitted by LAMC Section 12.21.1 A.10;
8. Pursuant to LAMC Section 12.21 G.3(a), a Director's Decision to permit a 10-percent reduction in the required area for planting of ground cover, shrubs and trees within the common open space areas; and
9. Pursuant to LAMC Section 16.05, a Site Plan Review for development of a project that results in an increase of 50 or more dwelling units and/or guest rooms.

**Applicant:** Jeffrey Fish, JMF Enterprises V LLC  
Representative: Loren Montgomery, Montgomery Clark Advisors

**Staff:** Kathleen King, City Planning Associate  
[kathleen.king@lacity.org](mailto:kathleen.king@lacity.org)  
(213) 847-3624

10. [CPC-2018-5164-DB-WDI](#)  
CEQA: ENV-2018-5165-CE  
Plan Area: Hollywood

Council District: 4 – Ryu  
Last Day to Act: 10-07-19

**PUBLIC HEARING** – Completed July 24, 2019

**PROJECT SITE:** 2771 – 2775 West Rowena Avenue; 2812 North Rokeby Street

**PROPOSED PROJECT:**

Demolition of two existing commercial buildings and the construction, use and maintenance of a new, six-story, 60-foot tall, 39-unit, mixed-use development with four units set aside for Very Low Income Households and 1,887 square feet of ground-floor commercial space. The Project would have a total of 38 automobile parking spaces, including 34 residential parking spaces and two commercial parking spaces.

**REQUESTED ACTIONS:**

1. Pursuant to State CEQA Guidelines, Section 15332, Class 32, 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 12.22 A.25, a 35 percent Density Bonus for a Housing Development with a total of 39 units (with four units – 12 percent of the base density set aside for Very Low Income Households) in lieu of the base density of 33 units;
3. Pursuant to LAMC Section 12.22 A.25(g)(3), two Off-Menu Incentives, as follows:
  - a. An Off-Menu Incentive to permit a maximum FAR of 2.5:1 in lieu of the otherwise permitted 1:1; and
  - b. An Off-Menu Incentive to permit 0.5 automobile parking spaces per unit (20 parking spaces) in lieu of the otherwise required 45 parking spaces; and
4. Pursuant to LAMC Section 12.37 I, a Waiver of Dedication and Improvements to allow for a 12-foot radius corner cut in lieu of the otherwise required 20-foot radius corner cut.

**Applicant:** George Kahwaji, Plantinum Triangle Group  
Representative: Matthew Hayden, Hayden Planning

**Staff:** Oliver Netburn, City Planner  
[oliver.netburn@lacity.org](mailto:oliver.netburn@lacity.org)  
(213) 978-1382

11. [CPC-2016-4393-VZC-DB-CDO-SPR](#)  
CEQA: ENV-2016-4394-MND  
Plan Area: Northeast Los Angeles

Council District: 1 – Cedillo  
Last Day to Act: 09-13-19

**PUBLIC HEARING** – Completed June 24, 2019

**PROJECT SITE:** 2900 – 2910 West San Fernando Road

**PROPOSED PROJECT:**

Demolition of an existing one-story storage, warehouse, and distribution structure, measuring approximately 53,670 square feet, including a two-story office area, and a billboard; and the construction, use and maintenance of a new five-story residential structure with 370 apartment units, including 31 units for Very Low Income Households (11 percent of the base density), approximately 58,866 square feet of open space, 1,914 square feet of co-work space, and 597 parking stalls within a seven-story parking structure on a site that measures approximately 219,842 square feet or five acres.

**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-2016-4394-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 Section 12.32 F and Q of the Los Angeles Municipal Code (LAMC), a Vesting

- Zone Change to change the zone designation from [Q] M1-1-CDO-RIO to [Q]CM-1-CDO-RIO;
3. Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review, reserving 11 percent, or 31 units, for Very Low Income Households, and utilizing Parking Option 1, seeking the following Incentive:
    - a. Pursuant to LAMC Section 12.22 A.25 (f), an On-Menu Incentive to permit a 3:1 FAR maximum in lieu of the 1.5:1 FAR allowed;
  4. Pursuant to LAMC Section 13.08 E, a Community Design Overlay Plan Approval; and
  5. Pursuant to LAMC Section 16.05, a Site Plan Review for a development which creates or results in an increase of 50 or more residential dwelling units.

**Applicant:** David Bolstad  
Representative: Grant Williams, Fairfield Residential

**Staff:** Nicole Sanchez, City Planner  
[nicole.sanchez@lacity.org](mailto:nicole.sanchez@lacity.org)  
(213) 978-3034

The next regular meeting of the City Planning Commission  
will be held at **8:30 a.m. on Thursday, September 26, 2019** at

Van Nuys City Hall  
Council Chamber, 2<sup>nd</sup> Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

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