

**CITY PLANNING COMMISSION  
REGULAR AGENDA MEETING  
THURSDAY, SEPTEMBER 26, 2019 after 8:30 a.m.  
VAN NUYS CITY COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR  
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91410**

Samantha Millman, President  
Vahid Khorsand, Vice President  
David H. Ambroz, Commissioner  
Caroline Choe, Commissioner  
Helen Leung, Commissioner  
Karen Mack, Commissioner  
Marc Mitchell, Commissioner  
Veronica Padilla-Campos, Commissioner  
Dana Perlman, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Shana M. M. Bonstin, Deputy Director  
Tricia Keane, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

Cecilia Lamas, Commission Executive Assistant

[cpc@lacity.org](mailto:cpc@lacity.org)

(213) 978-1299

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS**

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the Los Angeles City Planning Commission Rules and Operating Procedures which is posted online at [https://planning.lacity.org/CPC\\_PoliciesAndAdvisoryNotices.html](https://planning.lacity.org/CPC_PoliciesAndAdvisoryNotices.html). All submissions within 48 hours of the meeting, including the day of meeting are limited to two (2) written pages plus accompanying photographs. Fifteen (15) hard copies must be submitted the day of the meeting. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the CPC, and will not be included in the official administrative record for the item at issue.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting or beyond as long as the continuance is within the legal time limits of the case or cases.

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **seven (7) working days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1299 or by e-mail at [per.planning@lacity.org](mailto:per.planning@lacity.org).

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles, CA 90012. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

Agendas and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "City Planning Commission", "Agendas" under the specific meeting date. Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, CA 90012, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

***Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300***

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 – September 12, 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**

- 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.
- 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)**

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.

**PUBLIC HEARING** – Completed July 16, 2019

**PROJECT SITE:** 11650 – 11674 West Santa Monica Boulevard;  
1551 South Barry Avenue; 1560 South Barrington Avenue

**PROPOSED PROJECT:**

Construction and operation of a new five-story 316,520 square-foot mixed-use development, comprised of 64,759 square feet of ground-floor and mezzanine-level grocery store and restaurant uses along Santa Monica Boulevard and 180 residential apartments (20 of which would be set aside for Very Low Income households), over three levels of subterranean parking (up to 40.0 feet in depth), on a 2.6-acre (114,563 square-foot) vacant site. The Project would be a maximum of 62 feet in building height, with a maximum Floor Area Ratio (“FAR”) of 3:1. The Project would also include the installation of rooftop-mounted cellular antennas on 8-foot poles with supporting equipment cabinets. Excavation activities would result in the export of 152,000 cubic yards of soil from the site.

Note: Since the July 16, 2019 public hearing, a more accurate calculation of residential floor area has resulted in an increased total floor area to 333,471 square feet (a five percent increase). This floor area clarification is described in the Errata, dated September 2019.

**REQUESTED ACTIONS:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2015-2957-EIR, SCH. 2016051027, which includes the Draft EIR dated December 2018, the Final EIR dated June 2019 (Santa Monica and Barrington Project EIR), and Errata dated September 2019, as well as the whole of the administrative record 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 12.32 Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from C2-1VL, R3-1VL, and P-1VL to (T)(Q)C2-1VL;
5. Pursuant to LAMC Section 12.22 A.25 (g), a Density Bonus Compliance Review for a Housing Development Project totaling 180 dwelling units and reserving 11 percent (20 dwelling units) of its units as Very Low Income Restricted Affordable Units for a period of 55 years, with the following requested incentives:
  - a. An On-Menu Incentive to permit a FAR of 3:1, in lieu of the maximum 1.5:1 otherwise permitted in the proposed C2-1VL Zone;
  - b. An On-Menu Incentive to permit a building height of 56 feet, in lieu of the maximum 45 feet and (3) three stories otherwise permitted in the C2-1VL Zone; and
  - c. A Waiver of Development Standard to permit a building height of 62 feet and five stories, in lieu of the maximum 56 feet otherwise permitted;
6. Pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on- and off-site consumption in a grocery store including a restaurant/cafe and wine tasting area; and
7. Pursuant to LAMC Section 16.05, a Site Plan Review to allow construction of a proposed development project which will create an increase of more than 50,000 gross square feet of non-residential floor area and/or more than 50 dwelling units.

**Applicant:** Jeff Appel, United El Segundo, Inc.  
Representative: Fred Gaines, Esq., Gaines & Stacey, LLP

**Staff:** Johnny Le, Planning Assistant  
[johnny.le@lacity.org](mailto:johnny.le@lacity.org)  
(213) 847-3627

6. **CPC-2018-2372-GPA-ZC-PUB**  
CEQA: ENV-2018-2373-CE  
Plan Area: Encino – Tarzana

Council District: 5 – Koretz  
Last Day to Act: 09-29-19

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

**PROJECT SITE:** 5001 North Balboa Boulevard

**PROPOSED PROJECT:**

Rehabilitation and adaptive reuse of former Fire Station 83 into a non-profit Community Center. The City-owned project site is approximately 15,682 square feet. The Project will consist of an approximately 5,591 square foot building, including the 495 square foot proposed addition, and will be approximately 31-feet in height. The Project proposes 11 surface vehicle parking spaces.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, Article 19, Section 15301, Class 1 and Section 15331, Class 31, 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 Section 11.5.6 of the Los Angeles Municipal Code (LAMC) a General Plan Amendment to the Encino-Tarzana Community Plan to redesignate the land use from Public Facilities to Medium Residential;
3. Pursuant to LAMC Section 12.32 F, a Zone Change from [Q]PF-1XL to (Q)R3-1XL; and
4. Pursuant to LAMC Section 14.00 B, an Alternative Compliance Approval for a Public Benefit Project to permit the following alternative methods of compliance with performance standards 7 and 14 of LAMC Section 14.00 A.5 specifically:
  - a. To permit the Project, an existing building being adaptively reused, to be higher than structures on adjoining property or across the street or alley from the use; and
  - b. To waive street improvements and dedications along the adjacent streets, alleys and sidewalks from meeting required standard dimensions.

**Applicant:** City of Los Angeles

**Staff:** Adrineh Melkonian, City Planning Associate  
[adrineh.melkonian@lacity.org](mailto:adrineh.melkonian@lacity.org)  
(213) 978-1301

7. **CPC-2019-1344-ZC-HD-CU-SPR**  
CEQA: ENV-2019-1345-ND  
Plan Area: Reseda – West Van Nuys

Council District: 6 – Martinez  
Last Day to Act: 09-26-19

**LIMITED PUBLIC HEARING**

**PROJECT SITE:** 15640 –15700 West Roscoe Boulevard

**PROPOSED PROJECT:**

Demolition of an existing 8,316 square foot office/commercial structure and the construction, use, and maintenance of a new 7-story, 86 feet in height, self-storage facility (StorQuest) with

approximately 123,950 square feet of space, inclusive of a 750 square foot office, providing 24 parking spaces.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2019-1345-ND (“Negative Declaration”), and all comments received, that there is no substantial evidence that the Project will have a significant effect on the environment;
2. Pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change and Height District Change from M2-1 to M2-2;
3. Pursuant to LAMC Section 12.24 W.50, a Conditional Use Permit to permit a storage building for household goods, including truck rentals, in the M2 Zone within 500 feet or fewer from an A or R Zone or residential use;
4. Pursuant to LAMC Section 12.24 F, a Determination to permit a height increase to 86 feet, in lieu of the otherwise permitted 37 feet, in association with a Conditional Use request; and
5. Pursuant to LAMC Section 16.05, a 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:** Tim Hobin, The William Warren Group, Inc.  
Representative: Mee Semcken, Lee Consulting Group, LLC

**Staff:** James Howe, City Planning Associate  
[james.howe@lacity.org](mailto:james.howe@lacity.org)  
(213) 978-1492

8. **CPC-2018-89-DB-SPR-SPP** Council District: 3 – Blumenfield  
CEQA: ENV-2018-90-CE Last Day to Act: 09-26-19  
Plan Area: Encino – Tarzana

**PUBLIC HEARING** – Completed June 25, 2019

**PROJECT SITE:** 19336 – 19360 West Ventura Boulevard

**PROPOSED PROJECT:**

Demolition of existing car wash, restaurant, and oil lubrication center (approximately 10,450 total square feet of commercial floor area) to construct a new four-story, 54-foot high, 57,680 square foot, mixed-use building with 59 residential dwelling units (11 percent of the total units or seven units set aside for Very Low Income Households) and 8,533 square feet of ground floor commercial floor area. The Project includes 146 parking spaces in one level of subterranean parking and one level of at-grade parking.

**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. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus for a mixed-use project with 59 residential units (seven units set aside for Very Low Income Households) and approximately 8,533 square feet of commercial space, with the following requested incentives and waivers of development standards:
  - a. On-Menu incentive to allow an increase in FAR from 1:1 to 1.78:1 per LAMC Section 12.22 A 25(f)(4), for a property within 1,500 feet of a major Transit Stop;
  - b. On-Menu incentive to allow an 11-foot height increase/one story to permit a four-story, mixed-use building with a height of 54 feet to the top of the elevator shaft per LAMC Section 12.22 A.25(f)(5) in lieu of the 45-foot height limit of the Ventura/Cahuenga Boulevard Corridor Specific Plan;

- c. Waiver of Development Standards for transitional height per LAMC Section 12.22 A.25(g)(3); and
- d. Waiver of Development Standards to permit a 5-foot landscape buffer in lieu of the required 10-foot per LAMC Section 12.22 A.25(g)(3) for a relief from a Specific Plan Standard;
- 3. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in an increase of more than 50 dwelling units; and
- 4. Pursuant to Section 11.5.7 C, a Project Permit Compliance Review for a new mixed-use project within the Ventura/Cahuenga Boulevard Corridor Specific Plan.

**Applicant:** Yarcob Investment, LLC, Kamyar Marouni  
 Representative: Heather Waldstein, Rosenheim & Associates, Inc.

**Staff:** Lucerito Martinez, City Planning Associate  
[lucy.martinez@lacity.org](mailto:lucy.martinez@lacity.org)  
 (818) 374-5058

9. **DIR-2018-4135-TOC-SPR-1A**

CEQA: ENV-2018-4136-CE  
 Plan Area: Westlake

Council District: 1 – Cedillo  
 Last Day to Act: 10-22-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 714 South Grand View Street; 716 – 760 South Grand View Street

**PROPOSED PROJECT:**

Demolition of 18 duplexes containing a total of 36 units for the construction, use and maintenance of a six-story, multi-family residential building containing 100 dwelling units, including a market-rate manager’s unit, 25 units restricted to Extremely Low Income Households and 74 units restricted to Low Income Households. The proposed building will have a maximum height of 85 feet, as measured from grade to roof structures, and contain a total of 120,000 square feet of floor area. The Project will provide 25 automobile parking spaces, 75 long-term bicycle parking stalls, and seven short-term bicycle parking stalls. A total of 9,105 square feet of open space will be provided within two courtyards and two roof decks.

**APPEAL:**

Appeal of the July 24, 2019, Planning Director’s determination which:

- 1. Determined, that based on the whole of the administrative record as supported by the justification prepared and found in the environmental case file, the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15332, Class 32, and there is no substantial evidence demonstrating that any exceptions contained in CEQA Guidelines, Section 15300.2 regarding cumulative impacts, significant effects or unusual circumstances, scenic highways, hazardous waste sites, or historical resources 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 3 project, totaling 100 dwelling units, reserving 25 units for Extremely Low Income Household occupancy and 74 units for Low Income Household occupancy for a period of 55 years, with the following Base and Additional Incentives:
  - Base Incentives:
    - a. Floor Area Ratio (FAR). An increase in the FAR to permit a maximum of 3.97:1 in lieu of 3:1 as otherwise permitted by LAMC Section 12.21.1 A.1 for the R4-1-zoned lots (Lots FR 10, FR 11, and FR 12 of Dodd and O’Gara’s Resubdivision of BLK "B" of the Lake Shore Tract); and

- b. Parking. No required vehicular parking for all residential units;  
Additional Incentives:
  - c. Front and Rear Yards. A reduction in the minimum front yard setback to permit a 7 feet in lieu of 15 feet as otherwise required by LAMC Section 12.11 C.1, and a reduction in the minimum rear yard setback to permit 14.4 feet in lieu of 18 feet as otherwise required by LAMC Section 12.11 C.3;
  - d. Open Space (Usable Open Space). A reduction in the minimum usable open space to require 9,094 square feet in lieu of 12,125 square feet as otherwise required by LAMC Section 12.21 G.2; and
  - e. Open Space (Trees). A reduction in the minimum number of trees to require 19 trees in lieu of 25 trees as otherwise required by LAMC Section 12.21 G.2.;
- 3. Approved with conditions, pursuant to LAMC Section 16.05, a Site Plan Review for a 100-unit multi-family residential development project which results in an increase of 50 or more dwelling units;
  - 4. Adopted the Conditions of Approval; and
  - 5. Adopted the Findings.

**Applicant:** Grandview Apartments, L.P  
Representative: Jim Ries, Craig Lawson & Co., LLC

**Appellant:** Alejandra M. Castro

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

The next regular meeting of the City Planning Commission will be held at **8:30 a.m. on Thursday, October 10, 2019** at

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

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **seven (7) working days prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1299 or by email at [cpc@lacity.org](mailto:cpc@lacity.org).