

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, APRIL 28, 2016 after 8:30 a.m.
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

David H. Ambroz, President
Renee Dake Wilson, AIA, Vice President
Robert L. Ahn, Commissioner
Caroline Choe, Commissioner
Richard Katz, Commissioner
John W. Mack, Commissioner
Samantha Millman, Commissioner
Veronica Padilla-Campos, Commissioner
Dana Perlman, Commissioner

Vincent P. Bertoni, AICP, Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

CORRECTED AGENDA (Item 6 **)

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No. 4, 8.

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 10 of the Los Angeles City Planning Commission Rules and Operating Procedures, a copy of which is posted online at http://planning.lacity.org/Forms_Procedures/CPCPolicy.pdf. Day of hearing submissions (20 copies must be provided) are limited to 2 pages plus accompanying photographs. 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. TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

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 Policies and Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date 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 **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at CPC@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 No. Main Street, Los Angeles, California, and are accessible through the Internet at <http://planning.lacity.org>. **Click the Meetings and Hearings link. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.**

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

1. DIRECTOR'S REPORT

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports:
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update
- C. Other items of interest

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – March 24, 2016 and April 14, 2016

3. PUBLIC COMMENT PERIOD

The Commission shall provide an opportunity in open meetings for the public to address it, 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. (This requirement is in addition to any other hearing required or imposed by law.)

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-PUBLIC HEARING 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.

Individual testimony within the public comment period shall be limited as follows:

- (a) For non-agendized matters, up to five (5) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to three (3) minutes per person and up to ten (10) minutes per subject. PUBLIC COMMENT FOR THESE ITEMS WILL BE DEFERRED UNTIL SUCH TIME AS EACH ITEM IS CALLED FOR CONSIDERATION. The Chair of the Commission may allocate the number of speakers per subject, the time allotted each subject, and the time allotted each speaker.

4. [AA-2015-3312-PMLA-1A](#)
CEQA: ENV-2015-2715-MND
Plan Area: Brentwood-Pacific Palisades
Related Case: CPC-2015-1714-VZC-SPP-
SPP-DRB

Council District: 11 – Bonin
Expiration Date: 5-18-16
Appeal Status: Not further appealable

PUBLIC HEARING

Location: 1029 – 1049 N. SWARTHMORE AVENUE, 1012-1032 N. SWARTHMORE AVENUE, 1023 – 1055 N. MONUMENT STREET, 15229 – 15281 W. SUNSET BOULEVARD

Proposed Project:

Pursuant to Section 17.50 of the Los Angeles Municipal Code (LAMC) consideration of a Preliminary Parcel Map involving a merger and resubdivision of 11 lots to allow for the creation of four (4) lots, totaling approximately 3.11 acres. The proposed merger involves the vacation of two public alleys and portions of the public right-of-way along Sunset Boulevard. The public right-of-way portions have a combined total of approximately 12,272 square-feet. The proposed lots would be irregular in shape and vary in size, as follows: 19,814 square-feet (Parcel 'A'), 94,608 square-feet (Parcel 'B'), 21,000 square-feet (Parcel 'C'), and 4,885 (Parcel 'D'). The vacated areas would be merged into and become a part of Parcel 'A' and Parcel 'B'.

The project involves the demolition of six (6) commercial buildings, gas station and surface parking lots to allow for the construction of a mixed-use project with a floor area ratio of 0.9:1 and comprised of eight (8) residential units and eight (8) commercial buildings totaling approximately 116,215 square-feet of commercial space and approximately 18,000 square-feet of open space. The project proposes 470 parking spaces in a two-level subterranean parking structure. The project would export approximately 122,000 cubic yards of soil.

Requested Actions:

An appeal from the entire decision by the Deputy Advisory Agency in approving AA-2015-3312-PMLA, a Preliminary Parcel Map involving a merger and resubdivision of 11 lots, to allow for the creation of four (4) lots, totaling approximately 3.11 acres. The proposed merger involves the vacation of two public alleys and portions of the public right-of-way along Sunset Boulevard.

Applicant: Michael Gazzano, Palisades Village Co., LLC
Representative: Matt Dzurec, Armbruster, Goldsmith and Delvac, LLP

Appellant: Jack Allen, Pacific Palisades Association

Recommended Actions:

1. Deny the appeal.
2. Sustain the action of the Deputy Advisory Agency in approving AA-2015-3312-PMLA.
3. Adopt the Findings of the Deputy Advisory Agency.
4. Adopt Mitigated Negative Declaration No. ENV-2015-2715-MND and the Mitigation Monitoring Program.

Staff: Jose Carlos Romero Navarro (818) 374-5037

5. **CPC-2015-2714-VZC-SP-SPP-DRB**
CEQA: ENV-2015-2715-MND
Plan Area: Brentwood-Pacific Palisades
Related Case: AA-2015-3312-PMLA-1A

Council District: 11 – Bonin
Expiration Date: 5-23-16
Appeal Status: Appealable to City Council,
ZC appealable by applicant only, if disapproved
In whole or in part

PUBLIC HEARING – Completed on March 24, 2016

Location: **1029-1049 N. SWARTHMORE AVENUE, 1012 -1032 N. SWARTHMORE, AVENUE 1023–1055 N. MONUMENT STREET, 15229–15281 W. SUNSET BOULEVARD**
(Assessor Parcel Nos: 4423016022, 4423016021, 4423016020, 4423016019, 4423016023, 4423016024, 4423016025, 4423016005, 4423016006, 4423016007, and 4423016008) in the Brentwood–Pacific Palisades Community Plan area in the City of Los Angeles and the Pacific Palisades Commercial Village and Neighborhoods Specific Plan

Proposed Project:

A Vesting Zone Change, Specific Plan Amendment, Project Permit Compliance and Design Review to permit the construction and maintenance of a mixed-use project composed of eight new buildings on eleven lots totaling approximately 3.11 acres. The project proposes one- and two-story buildings with a floor area ratio of 0.9:1 and a maximum building height of 30 feet. The project proposes a mix of uses that total approximately 116,215 square feet of floor area, including retail, restaurants, offices, eight residential units, a specialty grocery store, walk-in bank, a movie theater; and open space in the form of a public park, paseos, plazas and private balconies totaling approximately 18,000 square feet (0.39 acres).

The project includes 470 off-street vehicle parking spaces in two levels of subterranean parking, with designated electric vehicle charging spaces. The project will also include 98 bicycle parking spaces and an on-site Bike Share program. Additionally, the project increases the amount of onstreet parking available along Swarthmore Avenue to 29 diagonal spaces.

The project requests a Vesting Zone Change from C2-1VL and R3P-1VL to [T][Q]C2-1VL for the entirety of Commercial Village Subarea A, comprised of Assessor Parcel Nos: 4423016022, 4423016021, 4423016020, 4423016019, 4423016023, 4423016024, 4423016025, 4423016005, 4423016006, 4423016007, and 4423016008 to create zoning consistency and permit the construction of portions of the commercial development in properties with split zoning.

The project requests a Specific Plan Amendment to include new definitions for roof features, building height, public access way, and to create the Commercial Village Subarea A with specific sign and alcohol use regulations, and streetscape design requirements for portions of Swarthmore Avenue, Monument Street, Sunset Boulevard, Albright Street, and the vehicle service alley north of Sunset Boulevard. The streetscape design includes the modification of Swarthmore Avenue between Monument Street and the existing vehicle alley (north of Sunset Boulevard), from a two-way street to a one-way street. The project requests a Specific Plan Design Review Board approval and a Specific Plan Project Permit Compliance for the proposed plans.

Under the related case AA-2015-3312-PMLA, the Deputy Advisory Agency approved a parcel map including a merger and resubdivision to allow for the creation of four (4) lots involving the vacation of a pedestrian alley between Sunset Boulevard and the existing vehicle alley (north of Sunset Boulevard); a street vacation for the existing alley between Swarthmore Avenue and Monument Street, and the vacation of approximately 2,857 square feet of public right-of-way along Sunset Boulevard (vacated land would merge and become part of the project).

Two requests are under separate approvals from other City Agencies: a total of up to 100 nonnative trees would be removed pending a tree removal permit issued by the City of Los Angeles, Department of Public Works; and the project will require a haul route to permit the export of approximately 122,000 cubic yards of soil, under separate approval from the Department of Building and Safety.

Requested Actions:

1. Pursuant to the California Environmental Quality Act, Find that this project was assessed in the Mitigated Negative Declaration (ENV-2015-2715-MND) and Mitigation Monitoring Program (MMP) adopted on April 1, 2016 by the Deputy Advisory Agency. Find, in the independent judgement of the decision maker that pursuant to CEQA Guidelines Section 15162, based on the whole of the administrative record, that the Mitigated Negative Declaration, Errata, and Mitigation Monitoring Program is adequate and no subsequent or supplemental EIR or negative declaration is required for approval of the project.
2. Pursuant to LAMC Section 12.32 Q, a Vesting Zone Change from C2-1VL and R3P-1VL to [T][Q]C2-1VL for the entirety of Commercial Village Subarea A, comprised of Assessor Parcel Nos: 4423016022, 4423016021, 4423016020, 4423016019, 4423016023, 4423016024, 4423016025, 4423016005, 4423016006, 4423016007, and 4423016008, to permit the construction of the entire project.
3. Pursuant to Section 11.5.7 of the Municipal Code, a Specific Plan Amendment to create the Commercial Village Subarea A as depicted on Map 2, and amend the approved Pacific Palisades Commercial Village and Neighborhoods Specific Plan as follows:
 - a. Create new definitions for roof features, building height, and public access way.
 - b. Create the Commercial Village Subarea A with specific sign and alcohol use regulations and streetscape design requirements for portions of Swarthmore Avenue, Monument Street, Sunset Boulevard, Albright Street, and the vehicle service alley north of Sunset Boulevard.
 - c. Create new provisions to allow up to 6 on-site and 2 off-site alcohol-serving uses within the newly created Commercial Village Subarea A.
4. Pursuant to Sections 11.5.7 and 16.50 of the Municipal Code and Section 14 of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan, a Specific Plan Project Permit Compliance Review and Design Review Determination to permit the construction of a mixed-use development composed of eight new buildings with a total of 116,215 square feet, including public access ways and landscaping on approximately 3.11 acres.

Applicant: Michael Gazzano, Palisades Village Co., LLC
Representative: Matt Dzurec, Armbruster, Goldsmith and Delvac, LLP

Recommended Actions:

1. Pursuant to the California Environmental Quality Act, Find that this project was assessed in the Mitigated Negative Declaration (ENV-2015-2715-MND) and Mitigation Monitoring Program adopted on April 1, 2016 by the Deputy Advisory Agency. Find, in the independent judgement of the decision maker that pursuant to CEQA Guidelines Section 15162, based on the whole of the administrative record, that the Mitigated Negative Declaration with Errata is adequate and no subsequent or supplemental EIR or negative declaration is required for approval of the project.
2. Approve and Recommend the City Council Adopt the Specific Plan Amendment to amend various sections of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan.
3. Approve and Recommend that the City Council Adopt the Vesting Zone Change to change the zones from C2-1VL and R3P-1VL to [T][Q]C2-1VL for with the entirety of Commercial Village Subarea A, comprised of Assessor Parcel Nos: 4423016022, 4423016021, 4423016020, 4423016019, 4423016023, 4423016024, 4423016025, 4423016005, 4423016006, 4423016007, and 4423016008, to permit the construction of the entire project.
4. Approve the Specific Plan Project Permit Compliance and Design Review Determination in compliance with Sections LAMC 11.5.7 and 16.50 and Section 14 of the Pacific Palisades

Commercial Village and Neighborhoods Specific Plan to permit the construction of a mixed-use development composed of eight new buildings with a total of 116,215 square feet, including public access ways and landscaping on approximately 3.11 acres, with the attached conditions of approval.

5. Adopt the Findings.

Staff: Michelle Levy (213) 978-1203
Lakisha Hull

6. **CPC-2015-4375-ZC-ZV**
CEQA: ENV-2015-4376-MND
Plan Area: Sylmar

Council District: 7 – Fuentes
Expiration Date: 4-29-16
Appeal Status: Appealable to City Council
ZC appealable by applicant only, if disapproved
In whole or in part

PUBLIC HEARING – Completed on February 29, 2016

Location: 12087 LOPEZ CANYON ROAD

Proposed Project:

On an existing 341,769 square foot lot, the applicant is requesting use of land for a building materials sales yard and an open storage area for truck, tank truck, recreational vehicle, commercial vehicle, automobile, bus, equipment, and trailer storage yard within an area enclosed on all sides. The applicant is proposing no structural modifications or changes.

Requested Actions:

1. Pursuant to Section 21082.1 of the California Public Resources Code, a Mitigated Negative Declaration No. ENV-2015-4376-MND for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from [T][Q]M1-1 to M1-1.
3. Pursuant to Section 12.27 of the Municipal Code, a Zone Variance to permit a building materials sales yard and storage yard as a principal use in the M1-1 zone.

Applicant: Gary Werner
Representative: Rosenheim & Associates, Inc.

Recommended Actions:

1. ***Approve and recommend that the City Council adopt the Mitigated Negative Declaration (ENV- 2015-4376-MND) for the above referenced Project, including the Mitigation Monitoring Program.***
2. ***Disapprove, as filed, the requested Zone Change from [T][Q]M1-1(Limited Industrial) to M1-1 (Limited Industrial).***
3. ***Approve and recommend that the City Council adopt the Zone Change from [T][Q]M1-1 (Limited Industrial) to (T)(Q)M1-1 (Restricted Industrial).***
4. ***Dismiss the requested Zone Variance, to permit a building materials sales yard and storage yard as a principal use in the M1-1 Zone, as not necessary because the use is permitted in the M1-1 zone by-right.***
5. ***Approve and recommend that the City Council Adopt the Findings, including the Environmental Findings.***
6. ***Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are***

implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

7. ***Advise the Applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing. *****

Staff: Thomas Glick (818) 374-5062

7. **CPC-2016-828-CA**

CEQA: ENV-2016-359-CE
Plan Areas: All

Council Districts: All
Expiration Date: N/A
Appeal Status: N/A

Location: CITYWIDE

Proposed Project:

Amendment to LAMC Section 12.21-A,4(m) to add language allowing reduction in the required number of parking spaces in order to comply with mandatory standards for seismic retrofits of Soft Story Buildings and Non-Ductile Reinforced Concrete Buildings, as established through Ordinance No. 183,893.

Recommended Actions:

1. Recommend that the City Council adopt Categorical Exemption No. ENV-2016-359-CE, as CEQA clearance for the proposed Code Amendment, finding that the Categorical Exemption satisfied CEQA Guidelines Sections 15301 (Class 1) and 15305 (Class 5); and, that none of the exceptions identified in Section 15300.2 apply to the proposed Code Amendment.
2. Recommend that the City Council approve a Code Amendment to Section 12.21-A,4(m) of Article 2 of Chapter 1 of the Los Angeles Municipal Code to add a subsection '3', to read as follows:

LAMC Section 12.21-A,4(m)(3):

"Notwithstanding any other provisions of this section to the contrary, the Department of Building and Safety may reduce the number of required parking spaces by the number of parking spaces that are necessarily displaced as a result of compliance with Divisions 93 and 95 of the Article 1 of Chapter IX of the Los Angeles Municipal Code. The reduction shall not exceed 20% of required Parking spaces or one (1) space, whichever is greater."

Staff: Luci Ibarra (213) 978-1378

8. **VTT-73343-CN-1A**

CEQA: ENV-2014-4930-MND
Plan Area: Canoga Park-Winetka-
Woodland Hills-West Hills

Council District: 3 – Blumenfield
Expiration Date: 4-28-16 Ext.
Appeal Status: Further appealable

PUBLIC HEARING

Location: 5410 N. QUAKERTOWN AVENUE

Proposed Project:

An appeal of the entire decision of the Deputy Advisory Agency in approving 95 new residential condominium units with 224 parking spaces (34 are guest spaces) and 180 bicycle spaces on a 56,100

square-foot lot. The Project includes a ministerial (by right) approval of a Density Bonus (Code Section 12.22-A.25) of 25 additional units in exchange for providing 11 units for persons with very low incomes with no on-menu or off-menu incentives.

Requested Actions:

The Deputy Advisory Agency's determination letter was appealed in its entirety to address the following key concerns:

1. Inconsistent with the City's General Plan, Land Use Element.
2. Design and improvement of the Map inconsistent with the City's General Plan, Land Use Element.
3. The Mitigated Negative Declaration is inadequate for aesthetics, biological, land use, noise, and traffic.

Applicant: Woodland Hills Apartments, LLC
Representative: George Saad

Appellant: Emily Moskowitz, Quakertown Neighbor's Coalition
Representative: Rob Glushon, Luna & Glushon, LLP

Recommended Actions:

1. Deny the appeal.
2. Sustain the Findings and Conditions of the Deputy Advisory Agency with the following changes:
Deletion of the landscaping Condition #C-3.
3. Adopt the Mitigated Negative Declaration No. ENV-2014-4930-MND and the associated Mitigation Monitoring Program.

Staff: Nelson Rodriguez (818) 374-9903

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

Thursday, May 12, 2016

**Los Angeles City Hall
Public Works Board Room 350
200 N. Spring Street
Los Angeles, CA 90012**

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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 **7 days prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at CPC@lacity.org.