

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, MAY 26, 2016 after 8:30 a.m.  
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2<sup>ND</sup> 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

James K. Williams, Commission Executive Assistant II

**POLICY FOR DESIGNATED PUBLIC HEARING ITEM No. 6.**

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](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](mailto: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

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 – May 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. [CPC-2013-2567-GPA-VZC-HD-CU-MCUB-CUX-ZV-ZAD-SPR](#)  
CEQA: ENV-2015-4376-MND Council District: 11 – Bonin  
Plan Area: West Los Angeles Expiration Date: 7-2-16  
Related Case: CPC-2015-4455-DA Appeal Status: Appealable to City Council  
ZC appealable by applicant only, if disapproved  
in whole or in part

**PUBLIC HEARING** – Completed on January 13, 2016

**Location:** 12101 W. OLYMPIC BOULEVARD

**Proposed Project:**

Development of a mixed-use project, consisting of 516 residential units, a 50,000-square foot grocery store, 40,000 square feet of general retail use, and 9,000 square feet of restaurant uses, 200,000 square feet of creative office floor area, and subterranean parking with a total of 1,548 spaces for the project.

The existing improvements, including the one-story Martin Cadillac building, would be removed and replaced with two buildings. Building A is seven stories and approximately 90 feet in height and includes 516 dwelling units and 81,000 square feet of retail, grocery and restaurant uses. Building B is ten stories (160 feet tall) and includes 18,000 square feet of office/retail space on the ground floor and 200,000 square feet of creative office.

**Requested Actions:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, review and consider the adequacy of the previously certified Environmental Impact Report (EIR), ENV-2012-3063-EIR, SCH No. 2013031057, including the Environmental Findings, the Project Design Features, Mitigation Monitoring Program, and Statement of Overriding Considerations.
2. Pursuant to Los Angeles Municipal Code Section 11.5.6, a General Plan Amendment to the West Los Angeles Community Plan to change the land use designation from 'Light Industrial' to 'Community Commercial' and to amend Footnote No.1 to add an additional exception to permit Height District 2 for the property on Tract P M 4059, Lot C, Map Reference BK 103-51/52 (the project site).
3. Pursuant to Section 12.32-Q, a Vesting Zone Change and Height District Change from M2-1 to (T)(Q)C2-2D with a proposed D Limitation of 4.0:1 FAR.
4. Pursuant to L.A.M.C. 12.24-U,14, a Conditional Use Permit for a Major Development Project for the addition of more than 100,000 square feet of non-residential floor area.
5. Pursuant to LAMC 12.24-W,49, a Conditional Use to permit 13 unmanned Wireless Telecommunications Facilities (WTF).
6. Pursuant to LAMC 12.24-W,1 a Master Conditional Use to permit the sale and dispensing of alcohol for 5 on-site sales in conjunction with either 1) 5 restaurants or 2) 4 restaurants and a standalone bar and 3 off-site sales in conjunction with three establishments.
7. Pursuant to LAMC 12.24-W,18, a Conditional Use for Live Entertainment to allow dancing, live music, and/or karaoke in conjunction with three establishments.
8. Pursuant to LAMC 16.05, a Site Plan Review, which creates, or results in an increase of 50 or more dwelling units.
9. Pursuant to LAMC 12.27, a Zone Variance from 12.14-A,1 (b)(3) to allow outdoor sales (including kiosks) in the C2 Zone.
10. Pursuant to LAMC 12.24-Y, a Special Permission for a Reduction of Off-Street Parking Spaces to allow for a 10 percent reduction in the required number of parking spaces for a commercial building not more than 1,000 feet from a fixed transit station (Exposition and Bundy Station, Exposition

Line).

**Applicant:** Philena Properties, LP  
Representative: Joel B. Miller, PSOMAS

**Recommended Actions:**

1. Find that the City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report, Environmental Clearance No. ENV-2013-3063-EIR, (SCH. No. 2013031057), in its determination of the proposed project and Recommend that the City Council Certify that it has reviewed and considered the information contained in the EIR and affirm that the EIR was certified by the Deputy Advisory Agency on March 24, 2016 and that the EIR was prepared in compliance with the California Environmental Act and reflects the independent judgment of the lead agency and Adopt the EIR for use in reviewing the approved project. The City Planning Commission actions confirms that the Deputy Advisory Agency:
  - a. Certified that the EIR has been prepared in compliance with CEQA and reflects the City's (Lead Agency) independent judgment and analysis.
  - b. Adopted the Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.
  - c. Adopted the Mitigation Measures, Mitigation Monitoring Program.
  - d. Adopted the related Environmental Findings.
2. Recommend to the City Council to approve a General Plan Amendment (West Los Angeles Community Plan) from 'Light Industrial to 'General Commercial' and amend Footnote No.1 to add an additional exception to permit Height District 2 for the property on Tract P M 4059, Lot C, Map Reference BK 103-51/52 (the project site).
3. Approve a Vesting Zone Change and Height District Change from M2-1 to (T)(Q)C2-2D with an FAR of up to 3.91:1.
4. Approve a Conditional Use Permit for a Major Development Project for the addition of more than 100,000 square feet of non-residential floor area.
5. Approve a Conditional Use Permit for Wireless Telecommunications Facilities (WTF).
6. Approve a Master Conditional Use to permit the sale and dispensing of alcoholic beverages 5 on-site and 3 off-site sales in conjunction with establishments in the project.
7. Approve a Conditional Use Permit for Live Entertainment for three establishments.
8. Approve a Site Plan Review for a project that creates an increase of 50 or more dwelling units
9. Deny a Zone Variance to allow outdoor sales (including kiosks) in the C2 Zone.
10. Approve a Special Permission for a Reduction of Off-Street Parking Spaces to allow for a 10 percent reduction in the required number of parking spaces for a commercial building not more than 1,000 feet from a fixed transit station.
11. Adopt the Findings.
12. 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.
13. 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:** Sergio Ibarra (213) 978-1324

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| 5. <a href="#"><u>CPC-2015-4455-DA</u></a><br>CEQA: ENV-2012-3063-EIR, SCH#2013031057<br>Plan Area: West Los Angeles<br>Related Case: CPC-2013-2567-GPA-VZC-HD- | Council District: 11 – Bonin<br>Expiration Date: N/A<br>Appeal Status: Not appealable |
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**PUBLIC HEARING** – Completed on January 13, 2016

**Location:** 12101 W. OLYMPIC BOULEVARD

**Proposed Project:**

Development Agreement for the provision of community benefits providing for 5% of the approved number of units for Very Low housing, 5% of the approved number of units for work-force housing and a donation of \$200,000 to alleviate veterans homelessness to the Ocean Park Community Center and New Directions for Veterans for a proposed term of 15 years.

**Requested Actions:**

5. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the Certification of the Environmental Impact Report (EIR), ENV-2012-23063-EIR, SCH No. 2013031057, for the above-referenced project, and Adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
6. Pursuant to Section 21801.6 of the California Public Resources Code, the Adoption of the proposed Mitigation Monitoring Program.
7. Pursuant to Section 21081 of the California Public Resources Code, the Adoption of the required Findings for the adoption of the EIR.
8. Pursuant to California Government Code Sections 65864-65869.5, a Development Agreement between the Developer and the City of Los Angeles, for a term of 15 years.

**Applicant:** Philena Properties, LP  
Representative: Joel B. Miller, PSOMAS

**Recommended Actions:**

1. Find that the City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report, Environmental Clearance No. ENV-2013-3063-EIR, (SCH. No. 2013031057), in its determination of the proposed project and recommend that the City Council certify that it has reviewed and considered the information contained in the EIR and affirm that the EIR was certified by the Deputy Advisory Agency on March 24, 2016 and that the EIR was prepared in compliance with the California Environmental Act and reflects the independent judgment of the lead agency and adopt the EIR for use in reviewing the approved project. The City Planning Commission actions confirm that the Deputy Advisory Agency:
  - a. Certified that the EIR has been prepared in compliance with CEQA and reflects the City's (Lead Agency) independent judgment and analysis.
  - b. Adopted the Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.
  - c. Adopted the Mitigation Measures, Mitigation Monitoring Program.
  - d. Adopted the related Environmental Findings.
2. Recommend that the City Planning Commission approve and recommend that the City Council adopt the 'Martin Expo Development Agreement', pursuant to California Government Code Sections 65864-65869.5, by the Developer and the City of Los Angeles, subject to the terms and recommendations, for a term of approximately 15 years.
3. Recommend that the City Council adopt an ordinance, and subject to review by the City Attorney as to form and legality, authorizing the execution of the subject Development Agreement.
4. Recommend that the City Council adopt the Findings as the City Council's Findings of Approval.
5. 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.

6. Advise the applicant that, pursuant to 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:** Luciralia Ibarra (213) 978-1378

6. [VTT-73343-CN-1A](#) Council District: 3 – Blumenfield  
CEQA: ENV-2014-4930-MND Expiration Date: 5-26-16 Ext.  
Plan Area: Canoga Park-Winnetka- Appeal Status: Further appealable  
Woodland Hills-West Hills

**PUBLIC HEARING** – Continued from May 14, 2016

**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, Neil Brower, JMBM

**Appellant:** Emil Moskowitz, Quakertown Neighbor's Coalition  
Representative: Robert Glushon, Luna & Glushon, LLP

**Recommended Actions:**

1. Deny the appeal.
2. Sustain the Findings and Conditions of Approval 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

7. [CPC-2015-4339-CU-CDO](#) Council District: 1 – Cedillo  
CEQA: ENV-2015-4340-MND Expiration Date: 5-7-16

**PUBLIC HEARING** – Completed on April 20, 2016

**Location:** 2548 – 2560 W. SAN FERNANDO ROAD

**Proposed Project:**

Tenant improvements and a change of use to a new Kindergarten through 12<sup>th</sup> Grade charter school, Renaissance Arts Academy, within an approximately 47,405 square foot existing building. Tenant improvements will include demolishing 6,000 square feet of floor area, as well as exterior and interior remodel. The charter school proposes a maximum of 650 students, with 65 automobile parking spaces and 78 bicycle parking spaces with proposed hours of operations from 7 am to 6 pm, Monday through Saturday.

**Requested Actions:**

1. Pursuant to Los Angeles Municipal Code Section 12.24-U,24 , a Conditional Use to permit the use and maintenance of a Kindergarten through 12<sup>th</sup> Grade charter school within an approximately 47,405 square foot existing building in the [Q]M1-1-CDO-RIO Zone.
2. Pursuant to Los Angeles Municipal Code Section 13.08-E. a Director's Determination for the Cypress Park and Glassell Park Community Design Overlay Plan.
3. Pursuant to Section 21082.1(c)(3) of the California Public resources Code, adopt the Mitigated Negative Declaration (ENV-2015-4340-MND) for the above referenced project.
4. Pursuant to Sections 21081.6 and 15097, the adoption of a Mitigation Monitoring Program for ENV-2015-4340-MND.

**Applicant:** TA II Acquisition, LLC  
Representative: Armen Ross, King Woods, The Ross Group, Inc.

**Recommended Actions:**

1. Approve a Conditional Use to permit the use and maintenance of a Kindergarten through 12<sup>th</sup> Grade charter school within an approximately 47,405 square foot existing building in the [Q]M1-1-CDO-RIO Zone.
2. Approve a Director's Determination for the Cypress Park and Glassell Park Community Design Overlay Plan.
3. Adopt the Findings.
4. Adopt the Mitigated Negative Declaration No. ENV-2015-4340-MND for the above-referenced project.
5. Adopt the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2015-4340-MND.
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 State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

**Staff:** May Sirinopwongsagon (213) 978-1372



**PUBLIC HEARING** – Completed on March 23, 2016

**Location:** 4040 DEL REY AVENUE, 4051 GLENCOE AVENUE,  
13440 -13454, 13468 BEACH AVENUE

**Proposed Project:**

The demolition of an existing one-story industrial building and a three-unit residential building and the construction, use, and maintenance of one seven-story, 85-foot high, 239,370 square-foot mixed-use building consisting of 230 residential dwelling units and 9,000 square feet of office/commercial space on a 2.61 acre site. In addition to the new construction, the project will include the conversion of an existing 9,800 square-foot boat sales/general office building into a creative office use, resulting in a total overall commercial component of 18,800 square feet. The project will involve the grading and export of approximately 25,000 cubic yards of dirt. The total floor area of the proposed project is 249,170 square feet.

**Requested Action:**

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.24-U,26, a Conditional Use to permit a Density Bonus for a Project in which the density increase is greater than the maximum 35% permitted in LAMC Section 12.22-A.25; in conjunction with the construction, use, and maintenance of 230 dwelling units in lieu of 192 dwelling units otherwise permitted by LAMC Section 12.22-A.25 (61 percent Density Bonus from the base density of 142 units); with 32 dwelling units reserved for Very Low Income Households; 18,800 square feet of commercial space, and utilizing Parking Option 2, and pursuant to Section 12.24-F of the LAMC:
  - a. To permit a 35 percent increase in floor area, to allow 249,170 square feet of floor area in lieu of 184,749 square feet of floor area permitted pursuant to Section 6.E of the Glencoe-Maxella Specific Plan.
  - b. To permit a 30-foot increase in height to allow a building that is 85 feet in height in lieu of the maximum height of 55 feet pursuant to Section 6.E of the Glencoe/Maxella Specific Plan.
2. Pursuant to Section 16.05 of the L.A.M.C., a Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units.
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) for the above referenced project.
4. Pursuant to Section 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines, adopt the Mitigation Monitoring Program for ENV-2015-3277-MND.

**Applicant:** California Landmark  
Representative: Armbruster, Goldsmith & Delvac, LLP

**Recommended Actions:**

1. Approve a Conditional Use to permit a Density Bonus for a Project in which the density increase is greater than the maximum 35% permitted in LAMC Section 12.22-A.25; in conjunction with the construction, use, and maintenance 230 dwelling units in lieu of 192 dwelling units otherwise permitted by Section 12.22-A.25 of the LAMC (61 percent Density Bonus from the base density of 142 units); with 32 dwelling units reserved for Very Low Income Households; 18,800 square feet of commercial space, and utilizing Parking Option 2, and pursuant to Section 12.24-F of the LAMC:
  - a. To permit a 35 percent increase in floor area, to allow 249,170 square feet of floor area in lieu of 184,749 square feet of floor area permitted pursuant to Section 6.E of the Glencoe/Maxella Specific Plan.



- b. To permit a 30-foot increase in height to allow a building that is 85 feet in height in lieu of the maximum height of 55 feet pursuant to Section 6.E of the Glencoe/Maxella Specific Plan.
2. Approve a Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units.
3. Adopt the Findings.
4. Adopt Mitigated Negative Declaration No. ENV-2015-3277-MND for the above-referenced project.
5. Adopt the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2015-3277-MND.
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 State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

**Staff:** Jenna Monterrosa (213) 978-1377

9. [CPC-2015-3534-GPA-ZC-BL-F-SPR](#) Council District: 6 – Martinez  
 CEQA: ENV-2015-3535-MND Expiration Date: 5-26-16  
 Plan Area: Van Nuys-N. Sherman Oaks Appeal Status: Appealable to City Council  
 ZC appealable by applicant only, if  
 disapproved In whole or in part

**PUBLIC HEARING** – Completed on February 23, 2016

**Location:** 14700-14710 SHERMAN WAY

**Proposed Project:**

The proposed project will consist of the development of a 58-lot single family Small Lot Subdivision with private yards and individual garages with two parking spaces for each unit, 15 guest parking spaces, a common open space lot and an existing single family home to remain. Unit sizes will vary from approximately 1,620 square feet to 2,020 square feet and will have three bedrooms. The maximum height of the single family homes will be two and three stories and 26 to 37 feet. On site guest parking will be dispersed in several different locations on the project site at a rate of ¼ parking space per dwelling unit. The project's access will be provided from a vehicular entrance on the south side of Sherman Way. Common open space will consist of a landscaped park with 6,741 square feet at the center of the project site with trees and a lawn.

**Requested Actions:**

1. Pursuant to Section 11.5.6 of the Municipal Code, a Plan Amendment from Medium and Low Residential to Low Medium II Residential, to have a uniform Plan designation on the project site.
2. Pursuant to Section 12.32 of the Municipal Code, a zone change from R3-1 and R1-1 to (T)(Q) RD2-1, to have uniform zoning on the project site.
3. Pursuant to Section 12.32.R of the Municipal Code, removal of a 45 foot building line along Sherman Way.
4. Pursuant to Section 12.24.X.7, a Zoning Administrator Adjustment to allow a six foot tall wrought iron fence along Sherman Way in lieu of the maximum three and a half foot high fence permitted.

5. Pursuant to Section 16.05 of the Municipal Code, a Site Plan Review approval for the construction, use and maintenance of a project that results in 50 or more residential units.
6. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adoption of the proposed Mitigated Negative Declaration No. ENV-2015-3535-MND.

**Applicant:** Storm Properties, Inc.  
Representative: Angie Yee

**Recommended Actions:**

1. Find that the previously approved Mitigated Negative Declaration No. ENV-2015-3535-MND and associated Mitigation Monitoring Program.
2. Approve and recommend that the City Council adopt a resolution approving a Plan Amendment from Medium Residential and Low Residential to Low Medium II Residential.
3. Approve and recommend that the City Council adopt the ordinance to effect the change of zone from the existing R3-1 and R1-1 to RD2-1 as set forth in Section 12.32 of the Los Angeles Municipal Code, subject to the Conditions of Approval.
4. Approve and recommend removal of a 45 foot building line along Sherman Way.
5. Disapprove a Zoning Administrator Adjustment to allow a six foot tall wrought iron fence along Sherman Way in lieu of the maximum three and a half foot high fence permitted.
6. Approve with Conditions a Site Plan Review for the construction, use, and maintenance of a small lot subdivision with 58 single family homes, 116 parking spaces and 15 guest spaces, a common open space lot and an existing single family home to remain.
7. Adopt the attached Findings.
8. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City will monitor or require evidence that any 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.
9. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or certificate of Fee Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

**Staff:** Marc Woerschling (818) 374-9919

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

**Thursday, June 9, 2016**

**Los Angeles City Hall  
Public Works Board Room 350  
200 N. 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 **7 days prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at [CPC@lacity.org](mailto:CPC@lacity.org).