

**LOS ANGELES CITY PLANNING COMMISSION
UNOFFICIAL MINUTES OF MEETING
THURSDAY FEBRUARY 23, 2017**

VAN NUYS COUNCIL CHAMBERS
14410 SYLVAN STREET, 2ND FLOOR
VAN NUYS, CALIFORNIA 91401

THESE MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. RECORDINGS ARE ACCESSIBLE ON THE INTERNET AT <http://planning.lacity.org>. OR MAY BE REQUESTED BY CONTACTING CENTRAL PUBLICATIONS AT (213) 978-1255.

Commission President David Ambroz called the meeting to order at 8:36 a.m. Commission Vice President Renee Dake Wilson, Commissioners Richard Katz, John Mack, Samantha Millman, Veronica Padilla-Campos and Dana Perlman were in attendance. Commissioner Caroline Choe arrived at approximately 8:45 a.m. Commissioner Robert Ahn was absent.

Also in attendance were Vince Bertoni, Planning Director; Kevin Keller, Deputy Planning Director; Lisa Webber, Deputy Planning Director and Donna Wong, Deputy City Attorney. Commission Office staff present were James K. Williams, Commission Executive Assistant II, Cecilia Lamas, Senior Administrative Clerk and Rocky Wiles, Commission Office Manager.

ITEM NO. 1

DIRECTOR'S REPORT

Vince Bertoni, Planning Director gave the Department update which included the City Council's rejection of Historical Monument status for the LAPD Headquarters (the Parker Center), approval of an amendment to the LA Memorial Coliseum Specific Plan, approval of the Clarendon Project in Woodland Hills and approval of the Ivar Hotel on Sunset. Lisa Webber, Deputy Director added remarks on the LA Memorial Coliseum Specific Plan's approval. Director Bertoni continued by speaking about a meeting with LA Unified School District to discuss the establishment of career pathways to City Planning. He also announced that the City won the LA Conservancy's Chairman's Award for Survey LA.

Donna Wong, Deputy City Attorney gave a report on changes to the Density Bonus Law effective January 2017.

One speaker addressed the Commission.

ITEM NO. 2

COMMISSION BUSINESS

One speaker addressed the Commission.

The Minutes for the Commission meetings of December 8, 2016 and December 15, 2016 were continued to the following meeting by consent.

Commissioner Katz moved to approve the Minutes for the Commission meeting of February 9, 2017. The action was seconded by Commissioner Dake Wilson and the vote proceeded as follows:

Moved: Katz
Seconded: Dake Wilson
Ayes: Ambroz, Mack, Millman, Padilla-Campos, Perlman
Absent: Ahn, Choe

Vote: 7 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION:

No Resolutions were submitted.

ITEM NO. 4

PUBLIC COMMENT PERIOD

Two speakers addressed the Commission.

ITEM NO. 5

CONSENT CALENDAR – All items were removed from the Consent Calendar.

ITEM NO. 5a

CPC-2015-4613-GPA-VZC-HD-BL-CUB-SPR

CEQA: ENV-2015-4614-MND
Plan Area: Wilshire

Council District: 10 - Wesson
Last Day to Act: 03-09-17

PUBLIC HEARING: Completed October 5, 2016

PROJECT SITE: 3525 West 8th Street;
736, 744, 750, 762 South Oxford Avenue;
739, 745, 753, 765 South Serrano Avenue

ADD AREA SITE: 708, 722, 730 South Oxford Avenue;
705, 715, 721, 727 South Serrano Avenue

IN ATTENDANCE:

Kinikia Gardner, City Planner, Shana Bonstin, Senior City Planner, representing the Department; Edgar Khalatian, Mayer Brown representing Rescore Koreatown, LLC, the applicant.

MOTION:

Commissioner Dake Wilson put forth the actions below in conjunction with the approval of the following project as recommended in the staff report with additional modifications to the Conditions of Approval by the Commission as stated on the record:

A new seven-story mixed-use residential and commercial development above a 3-level subterranean parking garage. The development will include 364 dwelling units, of which 5 percent, or 19 units, will be designated for Low Income residents, and approximately 52,619 square-feet of ground-floor commercial space. The height of the project is 102-feet. The project includes approximately 791 vehicle parking spaces and 455 bicycle parking spaces. The Project is within the southern portion of the Project Site. The remainder of the Project Site located to the north, consists of the Add Area and is zoned (T) (Q) R4-1, R4-2 and R3-2 and designated as High Medium Residential General Plan Land Use.

1. **Find**, pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-4614-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **find** that the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **find** that the mitigation measures have been made enforceable conditions on the project; and **adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approve** and recommend that the City Council adopt a General Plan Amendment to the Wilshire Community Plan to re-designate the land use of the Development Site from Neighborhood Office Commercial to Regional Commercial land use and re-designate the land use of the Add Area from High Medium Residential to Regional Commercial land use;
3. **Deny** a Vesting Zone Change and Height District Change from (Q)C2-1 and (T)(Q)C2-1 to C2-2;
4. **Approve** pursuant to Sections 12.32 F and 12.32 Q of the Los Angeles Municipal Code (LAMC) and **recommend** that the City Council **adopt** a Vesting Zone Change and Height District Change on the project site from (Q)C2-1 and (T)(Q)C2-1 Zones to (T)(Q)C2-2D to allow the construction of a mixed use project with a maximum a Floor Area Ratio (FAR) of 4:1 in lieu of 1.5:1;
5. **Approve** pursuant to LAMC Section 12.32 R and **recommend** that the City Council adopt a Building Line Removal of the existing 15-foot building line along the western side of Serrano Avenue and eastern side of Oxford Avenue established pursuant to Ordinance No. 114,320 and Ordinance No. 114,296 respectively;
6. **Approve** pursuant to LAMC Section 12.24-W, 1, a Conditional Use Permit for the off-site sales of a full line of alcoholic beverages in conjunction with a proposed grocery store;
7. **Approve** pursuant to LAMC Section 16.05, the Site Plan Review for a project with 364 dwelling units and 52,619 square-feet of Commercial Floor Area.
8. **Adopt** the modified Conditions of Approval; and
9. **Adopt** the Findings.

The motion was seconded by Commissioner Mack, and the vote proceeded as follows:

Moved: Dake Wilson
Second: Mack
Ayes: Ambroz, Choe, Katz, Millman, Padilla-Campos, Perlman
Absent: Ahn

Vote: 8 - 0

MOTION PASSED

ITEM NO. 5b

CPC-2016-3247-VCU-ZAD

CEQA: ENV-2016-3248-CE

Plan Area: Northeast Los Angeles

Council District: 14 - Huizar
Last Day to Act: 03-09-17

PUBLIC HEARING: Completed December 21, 2016

PROJECT SITE: 1540 North Campus Road

IN ATTENDANCE:

Jordann Turner, City Planner, Nicholas Hendricks, Senior City Planner representing the Department; Francis Park, Park & Velayos; Jim Tranquada Director of Communications, and Amos Himmelstein, Vice President representing Occidental College, the applicant.

MOTION:

Commissioner Dake Wilson put forth the actions below in conjunction with the approval of the following project as recommended in the staff report with additional modifications to the Conditions of Approval by the Commission as stated on the record:

Replacement of an existing outdoor swimming pool complex and expansion of an existing tennis facility at an existing private university (Occidental College). The Project includes the construction of a new outdoor swimming pool complex with seating for 316 spectators and ancillary uses (new bathrooms, equipment storage and renovation of existing adjacent locker facilities); addition of two tennis courts to an existing tennis center with four tennis courts (for a total of six tennis courts) with seating for 200 spectators; relocation of existing campus recycling center; and new light standards for the proposed swimming pool facility, expanded tennis courts, and existing stadium complex (Patterson Field/Kemp Stadium). Also requested is the approval of a Haul Route.

1. **Determine** based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15300, (Article 19, Classes 1, 2, and 14) and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. **Approve**, pursuant to Los Angeles Municipal Code (LAMC) Sections 12.24-T and 12.24-U, 24, a Vesting Conditional Use for the construction, use and maintenance of a new swimming pool complex and expanded tennis center to replace an existing swimming pool facility in the R1-1 Zone;
3. **Approve**, pursuant to LAMC Section 12.24-F of the, a determination to allow the following:

- a. Permit a height of up to 90-feet for new light standards in lieu of the otherwise permitted 33-feet in the R-1 Zone standards for the proposed swimming pool facility, expanded tennis courts, and existing stadium complex (Patterson Field/Kemp Stadium);
 - b. Permit a 0-foot front yard setback in lieu of the otherwise required permitted 20-foot front yard in the R1-1 Zone;
4. **Approve**, pursuant to Section 12.24-X,28 of the LAMC, a Zoning Administrator's Determination to exceed the maximum grading quantity of 1,000 cubic yards for a property located in the R1-1 Zone in a designated Hillside Area;
5. **Approve**, pursuant to Section 12.24-X,26 of the LAMC, a Zoning Administrator's Determination to allow retaining walls to exceed the allowable number and height otherwise permitted under Section 12.21 of the LAMC;
6. **Adopt** the modified Conditions of Approval; and
7. **Adopt** the Findings.

The motion was seconded by Commissioner Ambroz, and the vote proceeded as follows:

Moved: Dake Wilson
Second: Ambroz
Ayes: Choe, Katz, Mack, Millman, Padilla-Campos
Nays: Perlman
Absent: Ahn

Vote: 7 - 1

MOTION PASSED

Items 6 and 7 were heard together concurrently. The Commission made separate motions for each case.

ITEM NO. 6

VTT-73427-1A

CEQA: ENV-2014-3995-EIR, SCH# 2015021057
Plan Area: Chatsworth – Porter Ranch
Related Case: CPC-2004-7308-ZC-ZAD-K

Council District: 12 – Englander
Last Day to Act: 02-23-17
Continued from 01-26-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 9503 North Andora Place

IN ATTENDANCE:

Milena Zazasdien, City Planner, Luci Ibarra, Senior City Planner, Charlie Rausch, Associate Zoning Administrator representing the Department; Hanna Lee representing Council District 12; Steve Hartman representing Snowdy Dodson of the Native Plant Society, Carla Bollinger, Nature Preserve Coalition, Dina Fisher, Chatsworth Lake Manor Citizens Committee/LA County District 5 Town Council, Jason Sadler, Teena Takata, Appellants.

MOTION:

Commissioner Perlman put forth the actions to deny the appeals in part and to grant the appeals in part, in conjunction with the approval of the following project as recommended in the staff report with additional modifications to the Conditions of Approval by the Commission as stated on the record:

Vesting Tentative Tract No. 73427 for the merger and re-subdivision of six parcels into a maximum of 34 lots, (33 residential lots and 1 open space lot) and a Haul Route for the import of 4,780 cubic yards of materials, for the development of 33 single-family residences on an approximately 91-acre site, as shown on map stamp-dated December 20, 2016.

1. **Find** based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Draft Environmental Impact Report No. ENV-2014-3995-EIR; SCH No. 2015021057, dated February 2016 and Final EIR dated September 2016, (Andora Subdivision Project EIR); and pursuant to CEQA Guidelines 15162 and 15164, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the project;
2. **Deny** the appeals in part and **grant** the appeals in part;
3. **Sustain** in part the action of the Advisory Agency in approving the Vesting Tentative Tract;
4. **Adopt** the Conditions of Approval as modified by the Commission; and
5. **Adopt** the Findings.

The motion was seconded by Commissioner Choe, and the vote proceeded as follows:

Moved: Perlman
Second: Choe
Ayes: Ambroz, Katz, Mack, Millman, Padilla-Campos, Dake Wilson
Absent: Ahn

Vote: 8 - 0

MOTION PASSED

ITEM NO. 7

CPC-2004-7308-ZC-ZAD-K

CEQA: ENV-2014-3995-EIR, SCH# 2015021657

Plan Area: Chatsworth – Porter Ranch

Related Case: VTT-73427-1A

Council District: 12 – Englander

Last Day to Act: 02-23-17

Continued from 01-26-17

PUBLIC HEARING: Completed September 20, 2016

PROJECT SITE: 9503 North Andora Place

IN ATTENDANCE: Milena Zazasdien, City Planner, Luci Ibarra, Senior City Planner, Charlie Rausch, Zoning Administrator representing the Department; Hanna Lee representing Council District 12, Steve Hartman representing Snowdy Dodson of the Native Plant Society, Carla Bollinger, Nature Preserve Coalition, Dina Fisher, Chatsworth Lake Manor Citizens Committee/LA County District 5 Town Council, Jason Sadler, Teena Takata.

MOTION:

Commissioner Perlman put forth the actions below in conjunction with the approval of the following project as recommended in the staff report with additional modifications to the Conditions of Approval by the Commission, as stated on the record:

A 34-lot subdivision (33 residential lots and 1 open space lot) on an approximately 91-acre undeveloped site, located on the westerly terminus of Andora Avenue. The site would be developed with 33 single-family residences and associated public streets, with approximately 63.1 acres (or roughly 70 percent of the total project site) proposed as an open space conservation easement.

1. **Find** based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Draft Environmental Impact Report No. ENV-2014-3995-EIR; SCH No. 2015021057, dated February 2016 and Final EIR dated September 2016, (Andora Subdivision Project EIR); and pursuant to CEQA Guidelines 15162 and 15164, no major revisions are required to the EIR and no subsequent EIR or negative declaration is required for approval of the project;
2. **Approve** and **recommend** that the City Council **adopt**, a Zone Change from A1-1 (Agricultural Zone) to (T)(Q)RE20-1-H-K and (T)(Q)RE40-1-H-K (Residential Estate Zones and Hillside Area), pursuant to Los Angeles Municipal Code (LAMC) Section 12.32;
3. **Approve**, an Equine Keeping District to establish standards for the keeping and maintenance of equines within the project site, pursuant to Section 13.05 of the LAMC;
4. **Approve** a Zoning Administrator's Determination, pursuant to Section 12.24-X,26 of the LAMC, to allow wall heights of up to 13-feet and to allow four retaining walls on one lot, exceeding the standards for maximum retaining wall heights and maximum number of walls per lot in Section 12.21-C.8(a) of the LAMC;
5. **Approve**, a Zoning Administrator's Determination, pursuant to Section 12.24-X,7 of the LAMC, to allow wall heights of up to 13-feet in lieu of the maximum 6-feet established under the side and rear yard fence standards in Section 12.22-C.20(f) of the LAMC; and
6. **Adopt** the Conditions of Approval as modified by the Commission; and
7. **Adopt** the Findings.

The motion was seconded by Commissioner Mack and the vote proceeded as follows:

Moved: Perlman
 Second: Mack
 Ayes: Ambroz, Choe, Katz, Millman Padilla-Campos, Dake Wilson
 Absent: Ahn

Vote: 8 - 0

MOTION PASSED

ITEM NO. 8

CPC-2016-3431-CA
 CEQA: ENV-2016-3432-ND
 Plan Area: Citywide

Council District: All
 Las Day to Act: N/A

PUBLIC HEARING – Completed October 19, 2016

PROJECT SITE: Citywide

IN ATTENDANCE:

Matthew Glesne, City Planning Associate, Claire Bowin, Senior City Planner, Ken Bernstein, Principal City Planner, Representing the Department; Rushmore Cervantes, Director of the Housing Community Investment Department, Marisol Romero, Claudia Monterrosa, representing the Housing Community

ordinance as recommended in the staff report with additional modifications to the proposed ordinance by the Commission, as stated on the record:

An ordinance adding Section 21.18 and amending Section 16.02 of the Los Angeles Municipal Code; and adding Section 5.578 of Chapter 172 of the Los Angeles Administrative Code, establishing an Affordable Housing Linkage Fee, and directing Linkage Fees derived from Development Projects to the Housing Impact Trust Fund.

REQUESTED ACTIONS:

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration No. ENV-2016-3432-ND, as circulated on March 2, 2017, and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; **find** the Negative Declaration reflects the independent judgment of the City; and **adopt** the Negative Declaration;
2. **Approve** and **recommend** that the City Council **adopt** the proposed ordinance, as modified by the City Planning Commission, adding Section 21.18 and amending Section 16.02 of the Los Angeles Municipal Code, and adding Section 5.578 of Chapter 172 of the Administrative Code, establishing an Affordable Housing Linkage Fee, and directing Linkage Fees derived from Development Projects to the Housing Impact Trust Fund;
3. **Adopt** and **recommend** that the City Council **adopt** the Department of City Planning Staff Report as the report on the subject;
4. **Adopt** and **recommend** that the City Council **adopt** the attached Findings; and
5. **Recommend** that the City Council **direct** the Housing and Community Investment Department to prepare an expenditure plan for allocating the Housing Impact Trust Fund revenues generated as a result of the proposed ordinance, and report to the City Council within six months.

The motion was seconded by Commissioner Perlman and the vote proceeded as follows:

Moved: Ambroz

Second: Perlman


Ayes: Choe, Katz, Mack, Millman, Padilla-Campos, Dake Wilson

Absent: Ahn

Vote: 8 - 0

MOTION PASSED

There being no further business to come before the City Planning Commission, the meeting adjourned at 3:27 p.m.



David H. Ambroz, President
Los Angeles City Planning Commission

James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

Adopted: **MAR 23 2017**