

**LOS ANGELES CITY PLANNING COMMISSION  
UNOFFICIAL MINUTES OF MEETING  
THURSDAY, APRIL 27, 2017**

VAN NUYS CITY COUNCIL CHAMBERS  
14410 SYLVAN STREET, 2<sup>ND</sup> 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 regular meeting to order at 8:30 a.m. with Commission Vice President Renee Dake Wilson and Commissioners, John Mack, Samantha Millman, Marc Mitchell, Veronica Padilla-Campos and Dana Perlman in attendance. Commissioners Caroline Choe and Richard Katz were 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.

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**ITEM NO. 1**

**DIRECTOR'S REPORT**

Vince Bertoni spoke on items coming up for Commission consideration relative to delegation of authority to the Director to extend the time to act and the Commission Rules and Operating Procedures.

**CITY ATTORNEY UPDATE**

Deputy City Attorney Donna Wong gave an update on litigation on the 8150 Sunset project, regarding the ruling of the Court. She stated that most of the arguments were rejected, some relief was granted and the project will return to City Planning to be made consistent with the Court's ruling.

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**ITEM NO. 2**

**COMMISSION BUSINESS**

Approval of the Minutes of April 20, 2017 were postponed to the next meeting.

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**ITEM NO. 3**

**NEIGHBORHOOD COUNCIL PRESENTATION:**

No submissions.

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**ITEM NO. 4****PUBLIC COMMENT PERIOD**

No speaker cards were submitted for public comment.

**CONSENT CALENDAR**

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**ITEM NO. 5a****CPC-2016-2751-VZC-DB-SPR**

CEQA: ENV-2016-2752-MND

Plan Area: Mission Hills – Panorama City – North Hills

Council District: 6 - Martinez

Last Day to Act: 04-27-17

**PUBLIC HEARING** – Completed January 17, 2017

**PROJECT SITE:** 8811 – 8845 North Sepulveda Boulevard;  
15430 West Rayen Street;  
8832 – 8840 North Langdon Avenue

**IN ATTENDANCE:**

May Sirinopwongsagon, City Planner, Nicholas Hendricks, Senior City Planner, representing the City Planning Department; Benjamin Fiss, Pacific Zoning LLC representing applicant, Art Simonian, Sepulveda Apartments, LLC; Ajia Flowers, representing CREED LA

**MOTION:**

Commissioner Dake Wilson put forth the actions below in conjunction with the approval of the following project as recommended in the staff report:

The demolition of existing structures and the construction of a new 364-unit apartment building, with eleven percent set aside for affordable housing. The project will vary in height from two- to three-stories of dwelling units above one-level of on-grade parking near Langdon Avenue to four- and five-stories of dwelling units above two-levels of on-grade parking near Sepulveda Boulevard. The project will provide a total of 557 automobile parking spaces, 368 long term bicycle parking spaces, and 37 short term bicycle parking spaces.

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 Mitigated Negative Declaration, No. ENV-2016-2752-MND, adopted on April 14, 2017(*under Case No. VTT-74705*); and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Approve and recommend that the City Council adopt a Vesting Zone Change pursuant to Los Angeles Municipal Code (LAMC) Section 12.32-F and Q, from RA-1 to (T)(Q)R3-1;
3. Approve a set aside of 11 percent (44 units) reserved for Very Low Income Households, pursuant to LAMC Section 12.22-A,25, to permit the construction of 364 residential units, utilizing Parking Option 1 and the following On-Menu Incentives:

- a. Floor Area Ratio (FAR) of 3:1 on the portion of the site which is zoned C2-1 and is located within 1,500 feet of a rapid bus stop;
  - b. Permit vehicular and pedestrian travel from the less restrictive to more restrictive zone;
4. Approve Site Plan Review for a project creating more than 50 residential dwelling units, pursuant to LAMC Section 16.05-E;
5. Adopt the Conditions of Approval as modified by the Commission; and
6. Adopt the Findings.

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

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

**Vote: 6 - 0**

**MOTION PASSED**

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Commissioner Padilla-Campos joined the meeting at 8:45 a.m.

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**ITEM NO. 6**

**CPC-2016-2865-VZC-SPR-ZAA-CDO**

CEQA: ENV-2016-2866-MND

Plan Area: Reseda – West Van Nuys

Council District: 3 - Blumenfield

Last Day to Act: 06-19-17

**PUBLIC HEARING** – Completed January 17, 2017

**PROJECT SITE:** 18341 West Sherman Way;  
18344 West Cantlay Street

**IN ATTENDANCE:**

Jojo Pewsawang, City Planning Associate, Jordann Turner, City Planner, Nicholas Hendricks, Senior City Planner, Charles Rausch Jr., Chief Zoning Administrator, representing the Planning Department; King Woods, Diaz Group, LLC representing applicant, Sam Kermanian, Reseda Majestic, LLC.

**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:

The construction, use and maintenance of a proposed new five-story, 55-foot in height mixed-use apartment building consisting of two buildings, containing 112 residential units (Building A: 69 Units, Building B: 43 units), approximately 15,160 square feet of ground floor retail/restaurant space (13,520 square feet in Building A and 1,640 square feet in Building B), a total of 228 on-site parking spaces, with a total floor area of approximately 129,643 square feet. The project will provide approximately 20,478 square feet of common open space and is located on a 55,370 square-foot site in the proposed (T)(Q)RAS4-1D-CDO Zone.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2866-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, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; find, the mitigation measures have been made enforceable conditions on the project; and adopted 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 Vesting Zone Change from [Q]C2-1D-CDO and [Q]P-1D-CDO to (T)(Q)RAS4-1D-CDO to permit a building height of up to 55 feet;
3. Approved a Zoning Administrator's Adjustment to permit a minimum 0-foot eastern side yard setback for Building A;
4. Approve a Zoning Administrator's Adjustment to permit a minimum 2-foot 6-inch front and rear yard setback for Building B;
5. Approve the Reseda Community Design Overlay Plan Approval for the construction, use, and maintenance of a maximum 55-foot tall, 112-unit mixed-use development consisting of two buildings on an approximately 55,370 square-foot site;
6. Approve Site Plan Review for a development which creates 50 or more dwelling units;
7. Adopt the Conditions of Approval as modified by the Commission; and
8. Adopt the Findings.

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

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

**Vote: 7 - 0**

**MOTION PASSED**

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Commissioner Ambroz took Item No. 9 out of order to consider a request for continuance.

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**ITEM NO. 9**

**CPC-2015-3028-DB**

CEQA: ENV-2016-3029-CE  
Plan Area: Westlake

Council District: 13 – O'Farrell  
Last Day to Act: 05-16-17

**PUBLIC HEARING** – Completed March 29, 2017

**PROJECT SITE:** 252 North Hoover Street

**IN ATTENDANCE:**

Azeen Khanmalek, City Planning Associate, Blake Lamb, Senior City Planner, representing the Planning Department; Matthew Hayden, Hayden Planning representing applicant, Stanley Treitel, Zachary Robbins, Brick Investment.

**MOTION:**

Commissioner Ambroz moved to continue the matter to the City Planning Commission meeting of July 13, 2017 meeting.

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

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

**Vote: 7 - 0**

**MOTION PASSED**

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**ITEM NO. 7****VTT-74583-SL-1A**

CEQA: ENV-2016-4118-MND

Plan Area: Encino – Tarzana

Related Case: CPC-2016-4117-GPA-VZC

Council District: 3 - Blumenfield

Last Day to Act: 05-14-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 5701 North Etiwanda Avenue

**IN ATTENDANCE:**

Oliver Netburn, City Planning Associate, Heather Bleemers, City Planner, Nicholas Hendricks, Senior City Planner, Charles Rausch Jr., Chief Zoning Administrator, representing the Planning Department; David Herrera, appellant was not present; Ellia Thompson, Ervin, Cohen & Jessup, LLP representing applicant, Ilan and Yaron Levy;

**MOTION:**

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following project as recommended in the staff report:

Demolition of an existing single-family dwelling and the subdivision of two (2) lots into 16 Small Lots for the construction, use and maintenance of 16 Small Lot homes. Each home will be three (3) stories in height and will include two (2) parking spaces within private garages. The project will include a total of four (4) guest parking spaces.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-4118-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, the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; found, 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. Deny the appeal and sustain the Deputy Advisory Agency's approval of the Tentative Tract Map.
3. Adopt the Conditions of Approval; and
4. Adopt the Findings.

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

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

**Vote: 7 - 0**

**MOTION PASSED**

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**ITEM NO. 8**

**CPC-2016-4117-GPA-VZC**

CEQA: ENV-2016-4118-MND

Plan Area: Encino - Tarzana

Related Case: VTT-74583-SL-1A

Council District: 3 - Blumenfield

Last Day to Act: 05-22-17

**PUBLIC HEARING** – Completed February 21, 2017

**PROJECT SITE:** 5701 North Etiwanda Avenue

**IN ATTENDANCE:**

Oliver Netburn, City Planning Associate, Heather Bleemers, City Planner, Hendricks, Senior City Planner, Charles Rausch Jr., Chief Zoning Administrator representing the Planning Department; Jonathan Riker, Ervin, Cohen & Jessup, LLP representing applicant, Ilan and Yaron Levy.

**MOTION:**

Commissioner Ambroz 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:

Demolition of an existing single-family dwelling and the subdivision of two (2) lots into 16 Small Lots for the construction, use and maintenance of 16 Small Lot homes. Each home will be three (3) stories in height and will include two (2) parking spaces within private garages. The project will include a total of four (4) guest parking spaces.

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 Mitigated Negative Declaration, No. ENV-2016-4118-MND, adopted on April 27, 2017 under Case No. VTT-74583-SL-1A; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Approve and recommended that the City Council and the Mayor adopt a General Plan Amendment to amend the Encino-Tarzana Community Plan to re-designate the subject parcel from Low Medium I Residential to Medium Residential land use;

3. Approve and recommend that the City Council adopt a Vesting Zone Change from RA-1 to (T)(Q)R3-1;
4. Adopt the Conditions of Approval as modified by the Commission; and
5. Adopt the Findings.

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

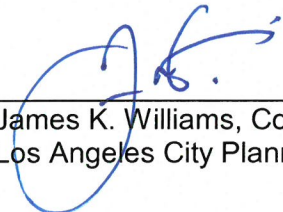
Moved: Ambroz  
Seconded: Millman  
Ayes: Mack, Mitchell, Padilla-Campos, Perlman, Dake Wilson  
Absent: Choe, Katz

**Vote: 7 - 0**

**MOTION PASSED**

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There being no further business to come before the City Planning Commission, the meeting adjourned at 10:15 a.m.

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

**ADOPTED**  
CITY OF LOS ANGELES

**MAY 25 2017**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**