

**LOS ANGELES CITY PLANNING COMMISSION  
OFFICIAL MINUTES OF MEETING  
THURSDAY, MAY 25, 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 8:36 a.m. with Commission Vice President Renee Dake Wilson and Commissioners, Caroline Choe, Richard Katz, Samantha Millman, Marc Mitchell, Veronica Padilla-Campos and Dana Perlman in attendance. Commissioner Caroline Choe arrived at 8:50 a.m. Commissioner John Mack was absent.

Also in attendance were Vince Bertoni, Director of Planning; Kevin Keller, Deputy Planning Director; Lisa Webber, Deputy Planning Director and Amy Brothers, 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 reported on the Transit Neighborhood Plan for the Exposition Corridor which will encourage jobs and housing within a half-mile of Expo Line stations.

**CITY ATTORNEY UPDATE**

Deputy City Attorney Amy Brothers had no report.

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**ITEM NO. 2**

**COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – April 27, 2017 and May 11, 2017

*The Minutes of May 11, 2017 were postponed to the June 8, 2017 meeting.*

Commissioner Padilla-Campos moved to approve the Minutes of April 27, 2017. The motion was seconded by Commissioner Millman and the vote proceeded as follows:

Moved: Padilla-Campos  
Seconded: Millman  
Ayes: Ambroz, Mitchell, Perlman, Dake Wilson  
Recused: Katz (was not present for the meeting to vote for minutes approval)  
Absent: Choe, Katz, Mack

**Vote: 6 - 0**

**MOTION PASSED**

- D. Consideration of a Resolution to delegate the authority of the City Planning Commission to the Director of Planning relative to approvals of extensions of time to act on legislative and quasi-judicial land use applications and appeals (Motion Required).

Commissioner Perlman moved to adopt the Resolution.  
The motion was seconded by Commissioner Katz and the vote proceeded as follows:

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

**Vote: 7 - 0**

**MOTION PASSED**

- E. Consideration of the Proposed Revisions to the City Planning Commission Rules and Operating Procedures.

Commissioner Mitchell moved to adopt the Update to the Rules and Operating Procedures with a modification to Rule 8.4 as stated on the record. The motion was seconded by Commissioner Katz and the vote proceeded as follows:

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

**Vote: 7 - 0**

**MOTION PASSED**

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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.

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Commissioner Caroline Choe joined the meeting at 8:50 a.m.

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**CONSENT CALENDAR**

Item 5a was removed from the Consent Calendar.

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**ITEM NO. 5a****CPC-2016-766-DB**

CEQA: ENV-2016-767-CE

Plan Area: Mission Hills – Panorama City – North Hills

Council District: 5 – Koretz

Last Day to Act: 06-05-17

**PUBLIC HEARING** – Completed March 31, 2017

**PROJECT SITE:** 143-149 South Wetherly Drive

**IN ATTENDANCE:**

Kinikia Gardner, City Planner, Jane Choi, Senior City Planner, Shana Bonstin, Principal Planner, representing the Department; Jerome Buckmelter representing the applicant Richard Heller.

**MOTION:**

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

Demolition of one duplex and two-single family dwellings and the construction of a housing project that is five stories over two levels of subterranean parking, 58 feet in height, with 40 residential units of which four will be set aside as Restricted Affordable Units for Very Low Income Households. The Project provides a total of 49 on-site parking spaces and the site is zoned [Q]R4-1-O and designated High Medium Residential in the Wilshire Community Plan.

1. **Determined** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332 and Article 19, Class 32 of the State CEQA Guidelines, and there is no substantial evidence

- demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. **Approve** an on-menu incentive pursuant to LAMC Section 12.22 A.25(g)(3) to permit a 3.9:1 Floor Area Ratio (FAR) in lieu of the permitted 3:1 FAR in the [Q]R4-1-0 Zone;
  3. **Approve** an on-menu incentive pursuant to LAMC Section 12.22 A.25(g)(3) to permit a maximum 18% decrease in the required rear yard setback allowing 14 feet in lieu of the required 17 feet;
  4. **Approve** an off-menu incentive pursuant to LAMC 12.22 A.25(g)(3) to permit a waiver of Condition No. 6 of Ordinance No. 167,711 to allow rooftop open space;
  5. **Dismiss** as unnecessary a request for off-menu incentive to permit a waiver of Condition No. 7 of Ordinance No. 167,711 to clarify the number of trees required on-site and in the parkway;
  6. **Adopt** the Conditions of Approval as modified by the Commission; and
  7. **Adopt** the Findings.

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

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

**Vote: 8 - 0**

#### **MOTION PASSED**

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#### **ITEM NO. 6**

#### **UPDATE ON SOLAR ENERGY INSTALLATION POLICY**

CEQA: N/A

Council Districts: All  
 Last Day to Act: N/A

**PUBLIC HEARING** – Not Required

**PROJECT SITE:** Citywide

#### **IN ATTENDANCE:**

Mary Richardson, City Planning Associate, Deborah Kahen, City Planner, Tom Rothmann, Senior City Planner, Kevin Keller, Deputy Director

*The Commission took no action, but invited staff to return with an update in July.*

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#### **ITEM NO. 7**

#### **CPC-2016-4518-GPA-ZC-ZAA-BL-F**

CEQA: ENV-2016-4517-MND

Plan Area: Reseda – West Van Nuys

Council District: 3 – Blumenfield

Last Day to Act: 06-05-17

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

**PROJECT SITE:** 7105-7119 North Tampa Avenue

**IN ATTENDANCE:**

Courtney Shum, City Planning Associate; Jenna Monterrosa, City Planner; Nick Hendricks, Senior City Planner and Charles Rausch Jr., Chief Zoning Administrator representing the Department; Chuck Francouer, Applicant

**MOTION:**

Commissioner Ambroz put forth the actions below in conjunction with the approval of the following project as recommended in the staff report with technical modifications by the Commission as stated on the record:

The construction, use, and maintenance of 22 small lot homes in conjunction with a small lot subdivision. Each of the small lot homes will be two-stories and will have a maximum height of 24 feet. Each small lot home will have an attached two car garage and 14 guest parking spaces will be provided, for a total of 58 parking spaces for the proposed development.

1. **Found**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-4517-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; **Found**, 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 **Adopted** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration; **Adopt** the Mitigation Monitoring Program for ENV-2016-4517-MND;
2. **Approve** and **Recommend** that the City Council approve a General Plan Amendment to amend the Reseda – West Van Nuys Community Plan to re-designate the subject property from Low Residential to Low Medium I Residential land use;
3. **Approved** and **Recommend** that the City Council approve a Zone Change from RA-1-RIO to (T)(Q)RD3-1-RIO;
4. **Approve** in part a Zoning Administrator's Adjustment to permit the construction, use, and maintenance of a maximum 8.65-foot high wall along the southern side yard in lieu of the eight (8) feet otherwise permitted within the side yard setback area and a maximum eight and 8.65-foot high wall along Aura Avenue in lieu of the eight (8) feet otherwise permitted in the rear yard setback area;
5. **Dismiss** a Zoning Administrator's Adjustment to permit the construction, use, and maintenance of a maximum 8.65-foot high wall along the northern side yard in lieu of the eight (8) feet otherwise permitted within the side yard setback area;
6. **Recommend** that the City Council approve a Building Line Removal of a 25-foot building line along the western side of Tampa Avenue, established pursuant to Ordinance No. 105,340;
7. **Approve** a Zoning Administrator's Determination to permit the construction, use, and maintenance of a maximum eight-foot high fences/walls along Tampa Avenue in lieu of the three and one-half (3.5) feet otherwise permitted within the front yard setback area;
8. **Adopt** the Conditions of Approval as modified by the Commission; and
9. **Adopt** the Findings.

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

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

**Vote: 8 - 0**

**MOTION PASSED**

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**ITEM NO. 8**

**CPC-2016-2363-DB-SPR**

CEQA: ENV-2016-2364-MND

Plan Area: West Los Angeles

Council District: 11 - Bonin

Last Day to Act: 06-23-17

**LIMITED PUBLIC HEARING**

**PROJECT SITE:** 1500 South Granville Avenue; (11752, 11760, 11768-11770 and 11776 West Santa Monica Boulevard; 1511-1513 South Stoner Avenue; 1514, 1514 ½ South Granville Avenue)

**IN ATTENDANCE:**

May Sirinopwongsagon, City Planner; Nicholas Hendricks, Senior City Planner and Charles Rausch, Acting Chief Zoning Administrator representing the Department; Michael Gonzalez, representing 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 technical modifications by the Commission:

The demolition of the existing auto dealership and service repair center and the construction, use, and maintenance of a new five-story, 58-foot tall mixed-use development with a maximum of 154 dwelling units, including four joint live/work quarters, and 15,117 square feet of commercial space. The project will set aside 16 dwelling units (11 percent of the base density) for Very-Low Income Households. The project will provide a total of 311 automobile and 186 bicycle parking spaces.

1. **Find**, pursuant to CEQA Guidelines Section 1507 4(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2364-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 **Adopt** the Mitigated Negative Declaration, including with errata dated May 10, 2017, and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approve** a six (6) percent density bonus with a set aside of 11 percent (16 dwelling units) of the permitted density for Very Low Income Households; and one (1) On-Menu Incentives and one (1) Off-Menu Waiver:
  - a. to permit a Floor Area Ratio (FAR) of 3:1 in lieu of the permitted 1.5:1 in the C2-1VL Zone;
  - b. to permit a maximum of five stories and height of 58 feet in lieu of the maximum three stories and 45 feet permitted pursuant to LAMC Section 12.22.1; and
3. **Approve** the Site Plan Review for a development which creates, or results in an increase of 50 or more dwelling units;
4. **Adopt** the Conditions of Approval as modified by the Commission; and

5. **Adopt** the Findings.

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

Moved: Dake Wilson

Seconded: Millman

Ayes: Ambroz, Choe, Katz, Mitchell, Padilla-Campos, Perlman

Absent: Mack

**Vote: 8 – 0**

**MOTION PASSED**

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**ITEM NO. 9****CPC-2017-455-CA**

CEQA: *Not a Project under CEQA*, ENV-2017-591-CE

Plan Area: N/A

Council Districts: All

Last Day to Act: N/A

**PUBLIC HEARING** – Completed March 8, 2017

**PROJECT SITE:** Citywide

**IN ATTENDANCE:**

Yi Lu, City Planning Associate, Phyllis Nathanson, City Planner and Tom Rothmann, Principal City Planner representing the Department; Frank Lara Chief Inspector, Department of Building and Safety; Kenneth Fong, Deputy City Attorney.

**MOTION:**

Commissioner Ambroz put forth the actions below in conjunction with the adoption of the following proposed ordinance with a modification as stated by the Commission on the record:

A proposed ordinance (Appendix A) adding a preamble to Article 4.4 and amending Sections 14.4.2, 14.4.4 and 14.4.17 of the Los Angeles Municipal Code (LAMC) to clarify regulations regarding temporary signs on temporary construction walls and on solid wood fences surrounding vacant lots.

1. **Find** the proposed ordinance is not a Project pursuant to CEQA Guidelines, and that if it were a project, it would be exempted under Categorical Exemption Class 8;
2. **Adopt** the staff report as the Commission report on the subject;
3. **Approve** and **Recommend** that the City Council adopt the proposed ordinance; and
4. **Approve** and **Recommend** that the City Council adopt the Findings.

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

Moved: Ambroz

Seconded: Millman

Ayes: Choe, Katz, Mitchell, Padilla-Campos, Perlman, Dake Wilson

Absent: Mack

**Vote: 8 - 0**

**MOTION PASSED**

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*Commissioner Perlman left the meeting at 2:01 p.m.*

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**ITEM NO. 10**

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**DIR-2017-1914-MSC**

CEQA: N/A

Council Districts: All

Last Day to Act: N/A

**PUBLIC HEARING** – Not Required

**PROJECT SITE:** Citywide

**IN ATTENDANCE:**

Matthew Glesne, City Planner; Claire Bowin, Senior City Planner; Ken Bernstein, Principal City Planner.

**MOTION:**

Commissioner Ambroz put forth the actions below in conjunction with the adoption of the following guidelines as recommended in the staff report with additional modifications by the Commission as stated on the record:

Pursuant to LAMC Section 12.22 A.31, adoption of the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines).

1. **Determine** that the proposed Guidelines are not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15378(b)(3) and 15378(b)(2);
2. **Recommend** adoption of the Transit Oriented Communities Guidelines;
3. **Adopt** the staff report as the Commission's report on the subject; and
4. **Adopt** the Findings.

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

Moved: Ambroz

Seconded: Dake Wilson

Ayes: Choe, Katz, Millman, Mitchell, Padilla-Campos

Absent: Mack, Perlman

**Vote: 7 - 0**

**MOTION PASSED**

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**ITEM NO. 11**

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**CPC-2016-4760-GPA**

CEQA: ENV-2016-4761-ND

Plan Area: West Los Angeles

Council District: 5 - Koretz

Last Day to Act: N/A

**PUBLIC HEARING** – Completed February 24, 2017

*Continued from the May 11, 2017 City Planning Commission Meeting, pursuant to CPC Rule 24,*



*which states in part, "if there is a failure to act the case is continued to the next regular meeting".*

**PROJECT SITE:** 2951 South Midvale Avenue

**IN ATTENDANCE:**

Antonio Isaia, City Planning Associate, Jonathan Hershey, Senior City Planner and Craig Weber, Principal City Planner representing the Department; Roth Family.

**MOTION:**

Commissioner Ambroz put forth the actions below in conjunction with the denial of a General Plan Amendment to revise the existing West Los Angeles Community Plan land use designation for a 6,345 square-foot lot fronting on the west side of Midvale Avenue between National Boulevard and Sproul Avenue, from the Medium density Residential designation to the Low density Residential designation, in conjunction with the continued use and maintenance of an existing single-family home.

1. **Deny** the General Plan Amendment of the West Los Angeles Community Plan to re-designate the subject property from Medium Residential to Low Residential land uses.
2. **Adopt** the findings for denial as stated by the Commission.

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

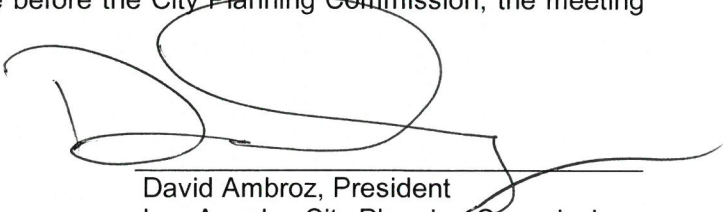
Moved: Ambroz  
Seconded: Millman  
Ayes: Choe, Katz, Padilla-Campos  
Noes: Mitchell, Dake Wilson  
Absent: Mack, Perlman

**Vote: 5 - 2**

**MOTION PASSED**

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There being no further business to come before the City Planning Commission, the meeting adjourned at 2:55 p.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

**JUN 22 2017**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**