

COMMISSION MEETING AUDIO

CITY PLANNING COMMISSION
****CORRECTED REGULAR MEETING AGENDA****
THURSDAY, JULY 27, 2017 after 8:30 a.m.
VAN NUYS, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401

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TO REQUEST A COPY ON COMPACT DISC,
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1. [**DIRECTOR'S REPORT**](#)

- A. Update on City Planning Commission Status Reports and Active Assignments
- B. Legal actions and issues update
- C. Other Items of Interest

2. [**COMMISSION BUSINESS**](#)

- A. Election of Officers
- B. Advanced Calendar
- C. Commission Requests
- D. Minutes of Meeting

3. [**NEIGHBORHOOD COUNCIL PRESENTATION**](#)

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

4. [**GENERAL PUBLIC COMMENT**](#)

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, 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.

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

5. **RECONSIDERATIONS**

- 5a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 8.3, provided the Commission retains jurisdiction over the matter.
- 5b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

6. **CONSENT CALENDAR (6a)**

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

- 6a. **CPC-2016-5001-VZC-HD-CU-CUB-SPR**
CEQA: ENV-2016-5002-MND
Plan Area: Chatsworth – Porter Ranch
Related Case: VTT-74699

Council District: 12 - Englander
Last Day to Act: 07-31-17

PROJECT SITE: 20504 and 20524 Lassen Street; 9733 - 9857 Mason Avenue

PROPOSED PROJECT:

Demolition of approximately 26,458 square feet of the approximately 63,027 square feet of existing commercial space, and the demolition of a single-family dwelling on the north end of the site (approximately 1,606 square feet). The project would retain and rehabilitate approximately 36,414 square feet of the existing commercial development, including the former Safeway Grocery Store building. The project includes the construction of approximately 104,839 square feet of new commercial and hotel development for a total of 142,607 square feet, resulting in a net increase of approximately 79,580 square feet of development at the site. The project would include a total of eight buildings on eight individual lots (VTT-74699), ranging in height from one- to four-stories and between 16 feet above grade to approximately 54 feet above grade. The project contains a mix of retail, restaurant, drive-through, gym, and hotel uses and includes a total of 411 vehicle parking spaces and 30 bicycle parking spaces.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the project was assessed in Mitigated Negative Declaration, No. ENV-2016-5002-MND ("Mitigated Negative Declaration") as adopted on May 19, 2017 (under Case No. VTT-74699) and no

- subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Pursuant to Section 12.32-Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change and Height District Change from C2-1L/P-1L to C2-1L; [Q]MR1-1VL to CM-1L/M1-1; and MR1-1/C2-1L/P-1 to CM-1L/M1-1;
 3. Pursuant to LAMC Section 12.24-W,24, a Conditional Use to permit a hotel development with 124 guest rooms in the CM and M1 Zones;
 4. Pursuant to LAMC Section 12.24-W,19(b), a Conditional Use to permit residential density transfer for buildings comprising a unified mixed-use development;
 5. Pursuant to LAMC Section 12.24-W,1, a Conditional Use to permit for:
 - a. The sale and dispensing of a full-line of alcoholic beverages for on-site consumption in conjunction with a 124 guest room hotel; and
 - b. The sale and dispensing of a full line of alcoholic beverages at a 4,000 square-foot, 132 seat restaurant;
 6. Pursuant to LAMC Section 12.24-W,27, a Conditional Use to permit the following deviations from the Commercial Corner Regulations:
 - a. Hours of operation of 24-hours, daily at a proposed 1,900 square-foot coffee shop with drive-through in lieu of the permitted hours of 7:00 a.m. to 11:00 p.m., daily; and
 - b. A 30-foot in height pole sign otherwise not permitted;
 7. Pursuant to LAMC Section 12.24-W,17, a Conditional Use to permit three drive-through establishments in the C2 and CM Zones located across the street from residentially zoned lots; and
 8. Pursuant to LAMC Section 16.05, Site Plan Review for a development project which creates or results in an increase of 50 or more guest rooms and a change of use, other than to a drive-through fast food establishment, which results in a net increase of 1,000 or more average daily trips.

Applicant: Prodos Properties, Inc.
Representative: Rosenheim & Associates, Inc.

Staff: Jojo Pewsawang, City Planning Associate
jojo.pewsawang@lacity.org
(213) 978-1214

7. **CPC-2016-1208-CU-SPR**
CEQA: ENV-2016-1209-MND
Plan Area: Palms – Mar Vista – Del Rey
Related Case: AA-2017-397-PMEX

Council District: 11 - Bonin
Last Day to Act: 07-31-17

PUBLIC HEARING – Completed June 6, 2017

PROJECT SITE: 12575 Beatrice Street;
(12553 - 12575 West Beatrice Street; 5410 – 5454 South Jandy Place)

PROPOSED PROJECT:

The demolition an existing 23,072-square-foot office building, accessory structures and surface parking and the construction of a new, 135-foot tall, office building with associated parking,

landscaping, and hardscape on a project site in the M2-1 Zone. The new building would include approximately 196,100 square feet of office space located on the fourth to eighth floors; a 2,500 square foot café/restaurant with outdoor seating and smaller retail spaces on the ground floor; and 900 square feet of retail space on the second and third floors, amounting to a total building space of 199,500 square-feet. The project would provide approximately 48,584 square feet of landscaped area (e.g., trees, green space, etc.) and 47,198 square feet of hardscape area (e.g., courtyards, pathways, etc.) throughout the project site and on the new building terraces on the upper levels. The proposed project would provide two levels of subterranean parking and three above ground parking levels with 845 parking spaces, plus 20 surface spaces on the east side of the 12541 Beatrice building, for a total of 865 spaces.

An existing, approximately 87,881 square-foot, office building located 12541 Beatrice Street will remain with new site landscape and hardscape improvements and will be incorporated into the overall project. A covered ground level walk in the middle of the building would provide east-west pedestrian circulation through the project.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of administrative record, including the Mitigated Negative Declaration No. ENV-2016-1209-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Los Angeles Municipal Code Section (LAMC) 12.24-U,14, a Major Development Project approval to allow the construction of an approximately 200,000 square-foot office building in the M2-1 Zone; and
3. Pursuant to LAMC Section 16.05, a Site Plan Review to allow the construction of an approximately 200,000 square-foot office building in the M2-1 Zone.

Applicant: Kevin Mansfield, NSB Associates, Inc.
Representative: Michael Chait, Chait & Company Inc.

Staff: Jenna Monterrosa, City Planner
jenna.monterrosa@lacity.org
(213) 978-1377

8. [VTI-73891-1A](#)
CEQA: ENV-2015-4087-MND
Plan Area: Palms – Mar Vista – Del Rey
Related Case: DIR-2016-4086-DB-CDO-SPR

Council District: 11 - Bonin
Last Day to Act: 08-07-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 11460–11488 West Gateway Boulevard; 2426 South Colby Avenue and 2425 South Butler Avenue

PROPOSED PROJECT:

The proposed project involves the demolition of the existing commercial structures and surface parking lots, and the construction, use and maintenance of a new, five-story 129-unit multi-family building, including 15 dwelling units set aside for Very Low Income Households, over a two-level subterranean garage providing 154 automobile parking spaces and 146 bicycle parking spaces.

APPEAL:

Appeal of the Advisory Agency's determination, pursuant to LAMC Section 17.06, to approve a one-lot subdivision, including the merger and vacation of a public alley right-of-way to create 129 residential condominiums.

A Mitigated Negative Declaration, ENV 2015-4087-MND ("Mitigated Negative Declaration"), mitigation measures and Mitigation Monitoring Program, pursuant to CEQA Guidelines Section 15074(b), has been prepared for the project.

Applicant: 11460 Gateway, LLC
Representative: Dana Sayles, three6ixty

Appellant: Joseph Nguyen of St. Joan of Arc Church and neighbors from Colby and Butler Avenues

Staff: Oliver Netburn, Associate City Planner
oliver.netburn@lacity.org
(213) 978-1382

9. **INFORMATIONAL PRESENTATION:**

History of the City Planning Commission delegation of authority under Charter Section 559.

RECOMMENDED ACTION:

Receive and file the report as the Commission report on the subject.

Staff: Deborah Kahen, City Planner
deborah.kahern@lacity.org
(213) 978-1202

10. **REVOCATION OF AUTHORITY**

PUBLIC HEARING – Not Required

SUBJECT:

Discussion and action to revoke the Director's delegated authority under Charter Section 559 to review and make recommendations on behalf of the City Planning Commission with respect to changes to the proposed City-wide Sign Ordinance, Council File No. 11-1705.

******The Commission may, at its discretion, revoke the Planning Director's authority to approve or disapprove changes to the proposed Citywide Sign Ordinance (motion required).

Staff: Deborah Kahen, City Planner
deborah.kahen@lacity.org
(213) 978-1202

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

Thursday, August 10, 2017

Los Angeles City Hall
Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

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