

**LOS ANGELES CITY PLANNING COMMISSION  
OFFICIAL MINUTES  
THURSDAY, JULY 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 Commissioners Caroline Choe, Samantha Millman, Marc Mitchell, Veronica Padilla-Campos and Dana Perlman in attendance. Commissioners John Mack and Renee Dake Wilson were absent.

Commissioner Richard Katz arrived at approximately 8:41 a.m., prior to Item No. 3.

Also in attendance were Vincent Bertoni, Director of Planning, Kevin Keller, Executive Officer; 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**

Director of Planning, Vincent Bertoni reported on the following:

- The Community Plan program is up and running and the Policy Team is currently working on the South and Southwest Valley Community Plans.
- As part of the Director's report, will provide updates on projects which have been approved by the City Planning Commission and are later modified by the Planning and Land Use Management (PLUM) Committee.
- On behalf of the Director, Jane Choi, Senior City Planner gave an update on the modifications made by the PLUM Committee on the project previously approved by the Commission located at 3525 West 8<sup>th</sup> Street.

Deputy City Attorney Donna Wong had no report.

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**ITEM NO. 2**

**COMMISSION BUSINESS:**

**ELECTION OF OFFICERS**

Commissioner Choe moved to elect Commissioner David Ambroz for City Planning Commission President and Commissioner Renee Dake Wilson for Commission Vice President. The action was seconded by Commissioner Millman and the vote proceeded as follows:

Moved: Choe  
Seconded: Millman  
Ayes: Ambroz, Mitchell, Padilla-Campos, Perlman

Absent: Katz, Mack, Dake Wilson

**Vote: 6 – 0**

**MOTION PASSED**

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Commissioner Katz arrived at 8:41 a.m.

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**MINUTES OF MEETING**

The Minutes for the Meeting of June 22, 2017 were postponed to the following meeting.

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**ITEM NO. 3**

**NEIGHBORHOOD COUNCIL PRESENTATION:**

There were no statements submitted by Certified Neighborhood Councils.

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**ITEM NO. 4**

**PUBLIC COMMENT:**

There were no speakers.

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**ITEM NO. 5a**

**RECONSIDERATIONS**

There were no requests.

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**ITEM NO. 6**

**CONSENT CALENDAR (6a)**

[CPC-2016-5001-VZC-HD-CU-CUB-SPR](#)

CEQA: ENV-2016-5002-MND

Plan Area: Chatsworth – Porter Ranch

Council District: 12 -Englander

Last Day to Act: 07-31-17

**PUBLIC HEARING**

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

**IN ATTENDANCE:**

JoJo Pewsawang, City Planning Associate, Jordann Turner, City Planner, Nicholas Hendricks, Senior City Planner, representing the Planning Department

**MOTION:**

Commissioner Katz moved to adopt staff's recommendation. Commissioner Choe seconded the motion and the vote proceeded as follows:

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

**VOTE: 7 – 0**

**MOTION PASSED**

Commissioner Ambroz moved to reconsider Item No. 6a. Commissioner Perlman seconded the motion and the vote proceeded as follows:

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

**VOTE: 7 – 0**

**MOTION PASSED**

Commissioner Perlman put forth the actions below in conjunction with the approval of the following project, including a technical modification by staff:

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.

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-2016-5002-MND, adopted on May 19, 2017; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. **Deny** a request for 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 (T)(Q)CM-1L;
3. **Approve and recommend** that the City Council **adopt** a Vesting Zone Change and Height District Change, pursuant to Section 12.32Q of the Los Angeles Municipal Code (LAMC), from C2-1L/P-1L to (T)(Q)C2-1L; [Q]MR1-1VL to (T)(Q)CM-1LD/(T)(Q)M1-1D and MR1-1/C2-1L/P-1

- to (T)(Q)CM-1L/(T)(Q)M1-1;
4. **Approve** a Conditional Use Permit to, pursuant to LAMC Section 12.24-W,24, to allow a hotel development with 124 guest rooms in the CM and M1 Zones;
  5. **Approve** a Conditional Use Permit, pursuant to LAMC Section 12.24-W,19(b), to allow residential density transfer for buildings comprising a unified mixed-use development;
  6. **Approve** a Conditional Use Permit , pursuant to LAMC Section 24.24-W,1 to allow the following:
    - a. The sale and dispensing of a full line of alcoholic beverages for on- and off-site consumption in conjunction with a 124 guest room hotel;
    - b. The sale and dispensing of a full line of alcoholic beverages for on-site consumption at a 4,000 square-foot, 132 seat restaurant;
  7. **Approve** a Conditional Use Permit, pursuant to LAMC Section 12.24-W,27, to allow the following deviations from commercial corner regulations for Lot 6:
    - a. Hours of operation of 24-hours, daily at a proposed coffee shop with drive-through;
    - b. A 30-foot high pole sign;
  8. **Approve** a Conditional Use Permit, pursuant to LAMC Section 12.24-W,17, to allow three drive-through establishments in the C2 and CM Zones located across the street from residentially zoned lots;
  9. **Approve** a Site Plan Review, pursuant to LAMC Section 16.05, 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;
  10. **Adopt** the Conditions of Approval including a technical modification by staff dated July 25, 2017; and
  11. **Adopt** the Findings.

The action was seconded by Commissioner Katz and the vote proceeded as follows:

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

**Vote: 7 – 0**

**MOTION PASSED**

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Commissioner Perlman left the meeting.

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#### ITEM NO. 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)

**IN ATTENDANCE:**

Jenna Monterrosa, City Planner, Nicholas Hendricks, Senior Planner, Charlie Rausch Jr. Acting Chief Zoning Administrator, representing the Planning Department

**MOTION:**

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

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.

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-2016-1209-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 and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approve** a Conditional Use Permit, pursuant to Section 12.24-U,14 of the Los Angeles Municipal Code (LAMC), to allow a Major Development Project involving the construction of an approximately 200,000 square-foot office building in the M2-1 Zone;
3. **Approve** a Site Plan Review, pursuant to LAMC Section 16.05, to allow for the construction, use, and maintenance of a project involving the construction of an approximately 200,000 square-foot office building in the M2-1 Zone;
4. **Adopt** the Conditions of Approval as modified by the Commission; and
5. **Adopt** the Findings.

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

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

**Vote: 6 – 0**

**MOTION PASSED**

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Commissioner Perlman rejoined the meeting.

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**ITEM NO. 8**

**VTT-73891-1A**

CEQA: ENV-2015-4087-MND

Plan Area: Palms–Mar Vista–Del Rey

Council District: 11 - Bonin

Last Day to Act: 08-07-17

**PUBLIC HEARING**

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

**IN ATTENDANCE:**

Oliver Netburn, City Planning Associate, Heather Bleemers, City Planner, Nicholas Hendricks, Senior Planner, Charlie Rausch Jr. Acting Chief Zoning Administrator, representing the Planning Department; Dana Sayles representing the applicant 11460 Gateway, LLC; The appellant, Joseph Nguyen, was not in attendance; Ezra Gale representing the Office of Councilmember Bonin.

**MOTION:**

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

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.

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-2015-4087-MND, adopted on July 6, 2017; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. **Deny** the appeal and **sustain** the Deputy Advisory Agency's decision, pursuant to Section 17.06 of the Los Angeles Municipal Code (LAMC), to **approve** a one-lot subdivision, including the merger and vacation of a public alley right-of-way to create 129 residential condominiums;
3. **Adopt** the Conditions of Approval as modified by the Commission; and
4. **Adopt** the Findings.

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

Moved: Ambroz

Seconded: Perlman

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

Absent: Mack, Dake Wilson

**Vote: 7 – 0**

**MOTION PASSED**

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**ITEM NO. 9****INFORMATIONAL PRESENTATION:**

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

**IN ATTENDANCE:**

Deborah Kahen, City Planner, Phyllis Nathanson, Senior City Planner, Thomas Rothmann, Principal City Planner, representing the Planning Department

**RECOMMENDED ACTION:**

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

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**ITEM NO. 10****REVOCACTION OF AUTHORITY****PUBLIC HEARING****IN ATTENDANCE:**

Deborah Kahen, City Planner, Phyllis Nathanson, City Planner, Thomas Rothmann, Principal City Planner representing the Planning Department

**MOTION:**

Commissioner Ambroz moved to revoke the Planning Director's authority to approve or disapprove changes to the proposed Citywide Sign Ordinance.

The action was seconded by Commissioner Katz and the vote proceeded as follows:

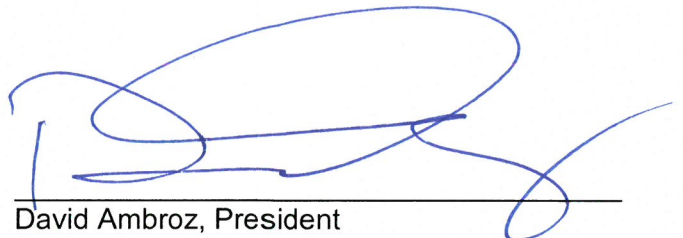
Moved: Ambroz  
Seconded: Katz  
Ayes: Choe, Millman, Mitchell, Padilla-Campos, Perlman  
Absent: Mack, Dake Wilson

**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 11:10 a.m.



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David Ambroz, President  
Los Angeles City Planning Commission



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

**ADOPTED**  
**CITY OF LOS ANGELES**

**AUG 24 2017**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**