

**LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, OCTOBER 12, 2017**

CITY HALL COUNCIL CHAMBER
200 NORTH SPRING STREET, ROOM 340
LOS ANGELES CALIFORNIA 90012

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 Vahid Khorsand, John Mack, Samantha Millman, Marc Mitchell and Dana Perlman in attendance.

Commissioners Caroline Choe and Veronica Padilla-Campos were absent.

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

Commissioner Ambroz moved the Director's Report in Item No. 1 to the end of the meeting.

ITEM NO. 1

Deputy City Attorney, Amy Brothers had no report.

ITEM NO. 2

COMMISSION BUSINESS:

MINUTES OF MEETING

President Ambroz tabled the minutes of September 14, 2017 to the end of the meeting.

Commissioner Perlman moved to approve the Minutes of September 28, 2017. The action was seconded by Commissioner Mack and the vote proceeded as follows:

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 3

NEIGHBORHOOD COUNCIL PRESENTATION:

There were no submissions.

ITEM NO. 4

PUBLIC COMMENT:

No speakers addressed the Commission.

ITEM NO. 5a

RECONSIDERATIONS

There were no requests for reconsideration.

ITEM NO. 6

CONSENT CALENDAR

No Items.

ITEM NO. 7

CPC-2016-3142-GPA-VCU-CUB-DB-SPR

CEQA: ENV-2016-3144-MND

Plan Area: Westlake

Related Cases: CPC-2016-3143-DA

Council District: 1 – Cedillo

Last Day to Act: 10-26-17

PROJECT SITE: 1930 West Wilshire Boulevard;
(1900, 1908, 1914, 1920, 1926, 1928, and 1930, 1932, and 1936 West
Wilshire Boulevard; 657, 659, 661, 665, 667, 669, 671 South Bonnie Brae
Street and 654, 658, 660, 668 South Westlake Avenue)

IN ATTENDANCE:

Jenna Monterrosa, City Planner, Nicholas Hendricks, Senior City Planner and Luciralia Ibarra, Senior City Planner representing the Planning Department; Francis Park, Park & Velayos, LLP and Chris Pak, Architect, representing the applicant Adrian Jayasinghe, Walter & Aesha Jayasinghe Family Trust.

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:

Conversion of an existing 14-story medical office building into a 220-room hotel; the construction of a new 5-story, approximately 70,000 square-foot, multi-cultural and performing arts center; and the

construction of a 41-story apartment tower containing 478 dwelling units. The project will provide up to 933 parking spaces.

1. **Find**, pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, consideration of the whole of the administrative record, including the Mitigated Negative Declaration, ENV-2016-3144-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Approve**, pursuant to City Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to amend the Westlake Community Plan to:
 - a. Re-designate the parcels located at 660, 668 S. Westlake Avenue and 665, 667, 669, 671 S. Bonnie Brae Street from a Community Commercial to Regional Center Commercial land use designation; and
 - b. Remove Footnote No. 2 for the subject property;
3. **Approve**, pursuant to LAMC Sections 12.24-T and 12.24-W.24, a Vesting Conditional Use to allow a hotel located within 500 feet of any R Zone;
4. **Approve**, pursuant to LAMC Section 12.24-W.1, a Conditional Use to permit the on- and off-site sales and consumption of a full line of alcohol;
5. **Approve**, pursuant to LAMC Section 12.22-A.25, a Density Bonus to permit the following two On-Menu Incentives for a project totaling 478 dwelling units, reserving 11% of its base density for Very-Low Income household occupancy for a period of 55 years:
 - a. Floor Area Ratio. An increase of up to 35% of permitted floor area for a project which is eligible for a 35% density bonus; and
 - b. Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access. The averaging of floor area, density, open space, and parking over the project site, where a project will set aside a minimum of 11% units for Very Low Income households; and
6. **Approve**, pursuant to LAMC Section 16.05 E, Site Plan Review for the construction, use, and maintenance of a project containing 50 or more residential dwelling units;
7. **Adopt** the Conditions of Approval as modified by the Commission; and
8. **Adopt** the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

Commissioner Ambroz recessed the meeting at 10:14 a.m. and reconvened at 10:25 a.m. with Commissioners Dake Wilson, Khorsand, Mack, Millman, Mitchell and Perlman present.

ITEM NO. 8

Plan Area: Westlake

Related Case: CPC-2016-3142-GPA-ZC-VCU-CUB-DB-SPR; VTT- 74297;

PUBLIC HEARING – Completed February 15, 2017

PROJECT SITE: 1930 W. Wilshire Boulevard
(1900, 1908, 1914, 1920, 1926, 1928, and 1930, 1932, and 1936 West
Wilshire Boulevard; 657, 659, 661, 665, 667, 669, 671 South Bonnie Brae
Street and 654, 658, 660, 668 South Westlake Avenue)

IN ATTENDANCE:

Jenna Monterrosa, City Planner, Nicholas Hendricks Senior City Planner and Luciralia Ibarra, Senior City Planner representing the Planning Department; Francis Park, Park & Velayos, LLP and Chris Pak, Architect representing the applicant Adrian Jayasinghe, Walter & Aesha Jayasinghe Family Trust

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:

Development Agreement for an extended term of the entitlements in exchange for the provision of public benefits.

1. **Revoke** the Planning Director's delegated authority to approve or disapprove changes to the subject ordinance on behalf of the Commission;
2. **Find**, based on its independent judgment, after consideration of the whole of the administrative record, that the project was environmentally assessed under Case No. ENV-2016-3144-MND adopted on March 3, 2017, and pursuant to CEQA Guidelines, Section 15162 and 15164, no subsequent EIR, negative declaration or addendum is required for approval of the project;
3. **Approve**, pursuant to California Government Code Sections 65864-65869.5, a Development Agreement between the Developer and the City of Los Angeles, for a term of **15** years with the following amendments to the contract:
 - The Developer shall pay \$2 million to the selected non-profit agency within 90-days of the effective date of the Development Agreement;
 - Section 2.3.1 (b) and (c) shall be amended to read "prior to the issuance of a building permit";
 - A minimum of 10 additional dwelling units shall be provided within the project to be reserved for Very Low Income Households, with additional requirements as stated on the record; and
 - Billboards shall be prohibited on the project site.
4. **Adopt** the Findings.

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

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

Vote: 5 – 2

MOTION PASSED

[VTT-74392-1A](#)

CEQA: ENV-2016-3077-MND

Plan Area: Granada Hills-Knollwood

Related Case: DIR-2016-3076-DRB-SPP-DB-SPR-1A

Council District: 12 – Englander

Last Day to Act: 10-12-17

PUBLIC HEARING HELD

PROJECT SITE: 11147 North Woodley Avenue;
16201–16301 West San Fernando Mission Boulevard

IN ATTENDANCE:

Heather Bleemers, City Planner representing the Planning Department; Mitchell M. Tsai, Attorney at Law representing the appellant Jim Summers; and Rosenheim & Associates, Inc. representing the applicant, Harridge Development Group

MOTION:

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

Merger and subdivision of the project site into two (2) lots for condominium purposes.

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-2016-3077-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, that 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;
2. **Deny** the appeal and **sustain** the Deputy Advisory Agency's **approval** of the Vesting Tentative Tract Map;
3. **Adopt** the Conditions of Approval; and
4. **Adopt** the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 10

[DIR-2016-3076-DRB-SPP-DB-SPR-1A](#)

CEQA: ENV-2016-3077-MND

Plan Area: Granada Hills-Knollwood

Related Case: VTT-74392-CN-1A

Council District: 12 – Englander

Last Day to Act: 10-12-17

PROJECT SITE: 11147 North Woodley Avenue;
16201–16301 West San Fernando Mission Boulevard

IN ATTENDANCE:

Heather Bleemers, City Planner representing the Planning Department; Mitchell M. Tsai, Attorney at Law representing the appellant Jim Summers; and Rosenheim & Associates, Inc. representing the applicant, Harridge Development Group.

MOTION:

Commissioner Khorsand 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 buildings and the construction of two buildings with Building “A” containing a total of up to 60 dwelling units and up to 19,500 square feet of commercial space and Building “B” containing up to 80 dwelling units and up to 20,500 square feet of commercial floor area and 102 townhomes.

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-2016-3077-MND adopted on October 12, 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 of the Planning Director’s determination to **approve** a Project Permit Compliance and Design Review, pursuant to Section 11.5.7-C of the Los Angeles Municipal Code (LAMC), to permit a mixed-use development within the boundaries of the Granada Hills Specific Plan;
3. **Approve** a Site Plan Review, pursuant to LAMC Section 16.05, for a project resulting in a net increase of more than 50 dwelling units;
4. **Adopt** the Conditions of Approval; and
5. **Adopt** the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 11

[CPC-2017-2342-ZC](#)

CEQA: ENV-2015-4197-ND-REC1
Plan Area: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Council District: 2 – Krekorian
Last Day to Act: N/A

PROJECT SITE:

The project area is located in the Studio City community. The project site consists of 3,900 single-family zoned properties and is generally bounded by the Hollywood Freeway to the east, the Los Angeles River and Ventura Blvd. to the south, Ethel Ave. to the west and the Ventura Freeway to the

north. It also includes several hundred single family properties south of Ventura Blvd. between Laurel Canyon Blvd. and Fulton Ave.

IN ATTENDANCE:

Susan Wong, City Planning Associate and Christine Saponara, Senior City Planner, representing the Planning Department

MOTION:

Commissioner Perlman put forth the actions below in conjunction with the approval of the following ordinance with technical modifications as stated on the record:

Ordinance to Repeal the Studio City Residential Floor Area (RFA) Supplemental Use District (SUD) – Ordinance No. 182,048 and in its place apply the Single Family R1 Regulations (BMO).

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2015-4197-ND-REC-1, as circulated on October 2, 2017 (“Negative Declaration”), 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 and analysis of the City; and **adopt** the Negative Declaration;
2. **Approve** and **recommend** that the City Council **adopt** repeal Ordinance No. 182048, relative to the Residential Floor Area Supplemental Use District from Studio City for all non-hillside properties zoned R1, RE11 and RE20, pursuant to Section 12.32(F) of the Los Angeles Municipal Code (LAMC);
3. **Approve** and **recommend** that the City Council **adopt** a Zone Change Ordinance to those parcels in the non-hillside single-family residential lots in Studio City proposed Ordinance Map from R1-1-RFA-RIO to R1-RIO, R1-1VL-RFA-RJO to R1-1VL-RIO, RE11-1-RFA-RIO to RE11-1-RIO, and RE20-1-RFA-RIO to RE20-1-RIO, pursuant to LAMC Section 12.32(F); and
4. **Adopt** the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

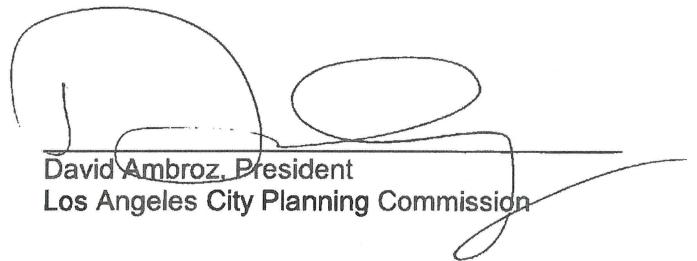
ITEM NO. 1**DIRECTOR’S REPORT**

Matthew Glesne, City Planner gave an update on the Housing package linkage fee.

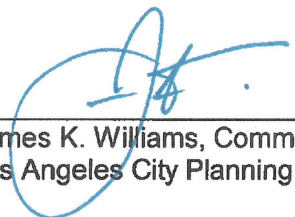
ITEM NO. 2**COMMISSION BUSINESS:****MINUTES OF MEETING**

President Ambroz announced that approval of the minutes for the September 14, 2017, Commission meeting would be postponed to the next meeting.

There being no further business to come before the City Planning Commission, the meeting adjourned at 12:15 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

OCT 26 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**