

CITY PLANNING COMMISSION
****REVISED REGULAR MEETING AGENDA****
THURSDAY, NOVEMBER 16, 2017 after 8:30 a.m.
LOS ANGELES CITY HALL, COUNCIL CHAMBERS ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

David H. Ambroz, President
Renee Dake Wilson, AIA, Vice President
Caroline Choe, Commissioner
Vahid Khorsand, Commissioner
John W. Mack, Commissioner
Samantha Millman, Commissioner
Marc Mitchell, Commissioner
Veronica Padilla-Campos, Commissioner
Dana Perlman, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Lisa M. Webber, AICP, Deputy Director

James K. Williams, Commission Executive Assistant II
cpc@lacity.org
(213) 978-1295

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the Los Angeles City Planning Commission Rules and Operating Procedures which is posted online at https://planning.lacity.org/CPC_PoliciesAndAdvisoryNotices.html. All submissions within 48 hours of the meeting, including the day of meeting are limited to 2 pages plus accompanying photographs. 20 hard copies must be submitted the day of the meeting. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the CPC, and will not be included in the official administrative record for the item at issue.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at CPC@lacity.org.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

Agendas, Draft and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "City Planning Commission", under the specific meeting date. The Draft Minutes under Item 2C will also be available on the day of the meeting. Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 532, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

Información en Español acerca de esta junta puede ser obtenida Llamando al (213) 978-1300

1. **DIRECTOR'S REPORT**

- Update on City Planning Commission Status Reports and Active Assignments:
- Legal actions and issues update
- Other Items of Interest

2. **COMMISSION BUSINESS**

- Advance Calendar
- Commission Requests

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, 6b)**

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-2016-3545-ZC-DB-SPR-CDO](#)
CEQA: ENV-2016-3546-MND
Plan Area: Reseda – West Van Nuys
Related Case: VTT-74423

Council District: 3 – Blumenfield
Last Day to Act: 11-27-17

PUBLIC HEARING – Completed September 26, 2017

PROJECT SITE: 6648 – 6670 North Reseda Boulevard

PROPOSED PROJECT:

Demolition of existing commercial office/retail structures and surface parking lots, relocation/vacation of the public alley, and construction of a six (6)-story, 61 feet in height mixed-use project with 205 residential units and 5,932 square feet of commercial space. The project proposes a total of 181,893 square feet of floor area on a 59,724 square-foot lot (3.1:1 FAR). The project proposes 307 automobile parking spaces, 212 long-term bicycle parking spaces, and 26 short-term bicycle parking spaces within one subterranean level and a partial first floor level parking area.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-3546-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 (LAMC) Section 12.32 F, a Zone Change from [Q]C2-1VL-CDO-RIO and [Q]P-1VL-CDO-RIO Zones to RAS4-1VL-CDO-RIO Zone;
3. Pursuant to LAMC Section 12.22-A.25, a Density Bonus to permit 160 units by-right in the requested RAS4 Zone and 45 additional units by density bonus, for a total of 205 units. The applicant has requested two (2) On-Menu Incentives:
 - a. Increase in Floor Area Ratio (FAR) to 3.1:1 in lieu of the 3:1 limitation; and
 - b. Increase in height to 61 feet in lieu of the 50-foot height limitation;
4. Pursuant to LAMC Section 16.05, Site Plan Review for a development project consisting of 50 or more dwelling units; and
5. Pursuant to LAMC Section 13.08 E.1, Design Overlay Plan approval for a project located within the Reseda Central Business District Community Design Overlay District.

Applicant: 6648 Reseda, LLC
Representative: Brad Rosenheim, Rosenheim & Associates, Inc

Staff: Will Hughen, Planning Assistant
(818) 374-5049
william.hughen@lacity.org

6b. [CPC-2017-111-DB-SPR](#)
CEQA: ENV-2017-112-CE
Plan Area: Southeast Los Angeles

Council District: 9 – Price
Last Day to Act: 12-28-17

PUBLIC HEARING – Completed October 4, 2017

PROJECT SITE: 505 – 517 West 31st Street

PROPOSED PROJECT:

Demolition of an existing two-story, multi-family structure containing four (4) units and the construction of a seven-story, 86-foot high apartment building consisting of 73 residential dwelling units. The project will set aside six (6) units (11 percent of the base density) for Very Low Income Households and will set aside an additional two (2) units for Moderate Income Households. The project will provide 78 automobile parking spaces located within one ground floor and one subterranean level of parking.

REQUESTED ACTIONS:

1. Determine based on the whole of the record, the Project is exempt from CEQA, pursuant to CEQA Guidelines, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,25(g)(2) and (3), a set aside of a minimum of 11 percent (six units) reserved for Very-Low Income Households, to permit the construction of 73 residential dwelling units, utilizing AB 744 parking option of 0.5 parking spaces per bedroom, and requesting one On-Menu Incentive and one Off-Menu Incentive:
 - a. An On-Menu Incentive to permit a maximum height of 86 feet in lieu of the permitted 75 feet; and
 - b. An Off-Menu request to allow a maximum floor area ratio of 4:1 in lieu of the permitted 1.5:1; and
3. Pursuant to LAMC Section 16.05, Site Plan Review for the construction, use, and maintenance of 50 or more guest rooms.

Applicant: 31st & Figueroa Holdings, LLC
Representative: Matthew Hayden, Hayden Planning

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

7. [CPC-2016-3924-VZC-SPE-BL-SPR-CU-CUB-SPP](#)

CEQA: ENV 2016-3925-MND

Plan Area: Sherman Oaks-Studio City-
Toluca Lake-Cahuenga Pass

Related Case: VTT-74577

Council District: 4 - Ryu
Last Day to Act: 12-04-17

PUBLIC HEARING - Completed September 26, 2017

PROJECT SITE: 14301 – 14333 West Ventura Boulevard;
14244 – 14264 West Moorpark Street;
4372, 4392 North Tyrone Avenue

PROPOSED PROJECT:

Development of an approximate 74,204 square-foot, two-story, mixed-commercial building with two levels of subterranean parking, surface parking, a loading area at the rear, and new landscaping around the site. The building will consist of a 44,729 square-foot podium-style grocery store and 2,052 square foot outdoor patio on the second level with grade level consisting of 17,700 square feet of multi-tenant retail space, 4,900 square feet of restaurant space, 4,195 square feet of office space, and a 2,500 square feet for a health club. The building will be 32 feet in height except for a rear portion of the building which will be 38 feet, 10 inches. A total of 325 vehicles spaces and 75 bicycles spaces will be provided. The grocery store will operate 24 hours/daily and restaurant hours will be from 7:00 a.m. to 11:00 p.m. The remaining structures on site will be demolished. The property frontage has 17 street trees (non-protected) of which 9 trees will be removed and 8 trees will be relocated. Approximately 69,600 cubic yards of grading and export will occur. All related parcels and a portion of the alley will be merged as one parcel.

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-2016-3925-MND and the Mitigation Monitoring Program, as adopted on October 12, 2017, (“Mitigated Negative Declaration”), and no subsequent EIR, negative declaration, or addendum is required for approval of the project.
2. Pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from the [Q]P-1VL-Zoned portion of the site to C2-1VL, and removal of a 15-foot Building Line along Moorpark Street;
3. Pursuant to LAMC Section 11.5.7 F, a Specific Plan Exception from the Ventura/Cahuenga Boulevard Corridor Specific Plan to permit a building height of 38 feet, 10 inches in lieu of 30 feet otherwise required;
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a project with more than 50,000 square feet of non-residential floor area and for a change of use which results in a net increase of 1,000 or more average daily trips;
5. Pursuant to LAMC Section 12.24 W.27, a Conditional Use Permit for a Commercial Corner Development with a grocery store that operates 24-hours daily in lieu of between the hours of 7:00 a.m. and 11:00 p.m. daily;
6. Pursuant to LAMC Section 12.24 W.1, a Conditional Use Permit for the sale of a full line of alcoholic beverages for on- and off-site consumption in conjunction with the operation of a specialty grocery store, and for the sale of a full line of alcoholic beverages for on-site consumption in conjunction with a 4,900 square foot restaurant; and
7. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance with the Ventura/Cahuenga Boulevard Corridor Specific Plan.

Applicant: 14311 Ventura Development, LLC
Representative: Brett Wood

Staff: Marianne King, City Planning Associate
marianne.king@lacity.org
(818)374-5059

8. [CPC-2017-2121-DB](#)
CEQA: ENV-2017-2122-CE
Plan Area: Wilshire

Council District: 4 – Ryu
Last Day to Act: 11-16-17

LIMITED PUBLIC HEARING

PROJECT SITE: 4749 West Elmwood Avenue

PROPOSED PROJECT:

The project involves demolition of an existing single-family dwelling for the construction of a new 14-unit apartment building, including one (1) unit reserved for Very Low Income Households, with a maximum building height of 45 feet. The project will provide 20 parking spaces within one level of subterranean parking and 24 bicycle parking spaces.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15332, Article 19, an Exemption from CEQA, Section 1, Class 32, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,25, a 32.5% Density Bonus (with 10% of the base number of units set aside for Very Low Income Households); pursuant to LAMC Section 12.22-A,25(d)(1) (Parking Option 1), parking to be provided at a rate of one (1) parking space for zero- and one-bedroom units, two (2) parking spaces for two- and three-bedroom units, and 2½ parking spaces for units with four (4) or more bedrooms; and pursuant to LAMC Section 12.22-A,25(g)(3), two (2) Off-Menu Waivers as follows:
 - a. Allow 12 standard parking spaces for 14 dwelling units in lieu of the otherwise required one (1) standard parking spaces per dwelling unit pursuant to LAMC Section 12.21-A,5(c), and
 - b. Allow a 12-foot front yard setback in lieu of the otherwise required 30-foot front yard setback established by Building Line Ordinance No. 46,358.

Applicant: Elm Wood BC, LLC
Representative: Matthew Hayden, Hayden Planning

Staff: Oliver Netburn, City Planner
oliver.netburn@lacity.org
(213) 473-9723

9. [CPC-2016-3372-CU](#)
CEQA: ENV-2016-3373-CE
Plan Area: Mission Hills-Panorama City-North Hills

Council District: 12 – Englander
Last Day to Act: 12-02-17

PUBLIC HEARING – Completed October 17, 2017

PROJECT SITE: 16052 West Chase Street

PROPOSED PROJECT:

Construction, use, and maintenance of a 5,084 square-foot, 15 bed Congregate Living Health Facility (CLHF) in the RA-1 Zone. A Congregate Living Health Facility is a residential home that provides inpatient care, including basic services such as medical supervision, 24-hour skilled nursing and supportive care, pharmacy, etc. The project will include eight vehicle parking spaces on-site.

REQUESTED ACTIONS:

1. **Pursuant to State CEQA Guidelines, Article 19, Section 15301, 15303 and 15305, and City CEQA Guidelines, Class 1 Category 22, Class 3 Category 1, and Class 5 Category 23 an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.; and
2. Pursuant to Los Angeles Municipal Code Section 12.24-U,12, a Conditional Use to permit a Congregate Living Health Facility (sanitarium) in the RA Zone.

Applicant: Ella Undzhyan
Representative: Benjamin Fiss, Pacific Zoning, LLC

Staff: JoJo Pewsawang, City Planner
(213) 978-1214
jojo.pewsawang@lacity.org

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

Thursday, December 14, 2017

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

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **7 days prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at CPC@lacity.org.