

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, DECEMBER 21, 2017 after 8:30 a.m.
VAN NUYS, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

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. **In the case of a Commission meeting cancellation, all 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.

1. **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Update on City Planning Commission Status Reports and Active Assignments:
- Legal actions and issues update
- Other Items of Interest
- Advance Calendar
- Commission Requests
- Meeting Minutes – December 14, 2017

2. **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.

3. **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.

4. **RECONSIDERATIONS**

- 4a. **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.
- 4b. **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.

5. **CONSENT CALENDAR** *(No Items)*

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.

6. **VTT-75032-CN-1A**

CEQA: ENV-2017-2441-CE

Related Case: DIR-2017-2442-SPR

Council District 10 – Wesson Jr.

Last Day to Act: 12-21-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 500 South Oxford Avenue

PROPOSED PROJECT:

The merger and re-subdivision of four lots into one lot in conjunction with the construction, use, and maintenance of a proposed seven-story building with a maximum height of 89 feet containing 89 residential condominium units. The project will include 178 residential automobile parking spaces and 23 guest automobile parking within two subterranean levels and one at-grade level. Nine bicycle parking spaces will be located on the ground floor level. The project includes an application for a haul route for the export of 27,562 cubic yards of earth.

APPEAL:

Appeal of Condition No. 5 of the Deputy Advisory Agency's determination to approve a Vesting Tentative Tract for the merger and re-subdivision of four (4) lots into one (1) lot in conjunction with the construction, use, and maintenance of a proposed seven-story, 89-unit residential condominium building.

Applicant: Sang Hoon Chung, Fred & Jamison, LLC
Representative: Boaz Miodovsky, Ketter Design

Appellant: Tamika L. Butler, Los Angeles Neighborhood Land Trust

Staff: Joann Lim, City Planning Associate
joann.lim@lacity.org
(213) 978-1341

7. **CPC-2017-4292-SP**

CEQA: ENV-1988-0026-SP-ZC-DA

Plan Area: Chatsworth-Porter Ranch

Council District: 12 – Englander

Last Day to Act: 12-21-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 19701 Rinaldi Street

PROPOSED PROJECT:

Amendment of the Porter Ranch Land Use/Transportation Specific Plan, Section 9.O.3, relating to the "Equestrian Staging Area", in order to be consistent with the recent amendment to the Porter Ranch Development Agreement, heard on September 28, 2017, where the City Planning Commission considered and recommended approval to the Porter Ranch Development Agreement, amending the language of Section V.a.2.o.iii. "Equestrian Staging Area" to read as follows: "permit the improvement of an equestrian staging area located within 1000 feet north or south of the 118 Freeway, between De Soto Avenue to the east and Topanga Canyon Boulevard to the west, at a location identified and provided by the City of Los Angeles, in consultation with the affected Council office(s)."

REQUESTED ACTIONS:

1. Based on the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV. No. 88-0026(SP)(ZC)(DA), certified on July 10, 1990, as modified by Addendums dated April 2000, September 2000, and October 2006; and no subsequent EIR, negative declaration, or addendum is required for approval of the project; and
2. Pursuant to Los Angeles Municipal Code Section 12.32-E, a Specific Plan Amendment to the Porter Ranch Land Use/Transportation Specific Plan, Section 9.O.3, to reflect the recently considered amendment to the Porter Ranch Development Agreement with the City of Los Angeles (heard by the City Planning Commission on September 28, 2017).

Applicant: Porter Ranch Development Company
Representative: Tom Stemnock, Planning Associates

Staff: Luciralia Ibarra, Senior City Planner
luciralia.ibarra@lacity.org
(213) 978-1378

8. [CPC-2017-3900-VZCJ-SPR-CDO](#)
CEQA: ENV-2006-7269-MND
Plan Area: Reseda – Van Nuys

Council District: 3 - Blumenfield
Last Day to Act: 01-08-18

PUBLIC HEARING *(Previous public hearings were held on April 29, 2011, October 17, 2016 and June 23, 2017 under Case No. CPC-2008-4730-VZCJ-SPR-CDO)*

PROJECT SITE: 6724 North Amigo Avenue

PROPOSED PROJECT:

The construction, use, and maintenance of a new 100-unit senior citizen (62 years and older) independent housing complex. The housing complex will total approximately 122,730 square-feet on an approximately 2.43 acres (105,771 square-foot) parcel. The project will provide a total of 143 parking stalls. The building's height will be a maximum of 45 feet within four stories. The project will include a gym, recreation room, community dining room, game room, library, computer room, and 16,600 square feet of open space. The proposed project will provide five percent (5%) of the total units at rents affordable to Extremely Low Income households (five units) and six percent (6%) of the total units at rents affordable to Very Low Income households (six units).

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration (ENV-2006-7269-MND) dated November 24, 2010, and including the additional information, dated November 7, 2017, and all comments received;
2. Pursuant to CEQA Guidelines Section 15074.1, consideration of the Substituted Mitigation Measures ("MM") for Aesthetics (MM I-120), Air Quality (MM III-50), Green House Gases (MM VII-10), and Noise (XII-20) is equivalent or more effective in mitigating or avoiding potentially significant effects;
3. Pursuant to Sections 11.5.11 and 12.32 Q of the Los Angeles Municipal Code (LAMC) a Vesting Zone Change from R1-1-RIO to (T)(Q)RD1.5-1-CDO-RIO (Multiple Residential Zone) and from [Q]RA-1VL-CDO-RIO to (T)(Q)RAS4-1VL-CDO-RIO (Residential Accessory Services Zone);
4. Pursuant to LAMC Section 11.5.11 (e), three (3) Developer Incentives as follows:
 - a. Permit a maximum height of 4 stories in lieu of 3 stories, as permitted in the RAS4-1VL Zone;
 - b. Permit a maximum height of 4 stories in lieu of 3 stories, the limitation in Footnote No. 7 of the Reseda-West Van Nuys Community Plan which restricts the height of buildings in the General Commercial land use category; and

- c. Permit floor area, density, open space, and parking averaging over the project site and permit vehicular access from a more restrictive zone (RD1.5) to a less restrictive zone (RAS4);
5. Pursuant to LAMC Section 13.08 E.3, a Community Design Overlay Plan Approval for the construction of a new 100-unit senior (62 years and older) independent housing complex, consisting of a four-story residential building within the Reseda Central Business District Community Design Overlay District (Ordinance Nos. 176,557 and 176,558); and
6. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units.

Applicant: Steve Zipp, One Amigo LLC
Representative: Athena Novak, Ahn & Associates

Staff: Valentina Knox-Jones, City Planner
valentina.knox.jones@lacity.org
(818) 374-5038

9. [**CPC-2017-849-GPAJ-VZCJ-HD-SPR**](#)
CEQA: ENV-2017-850-MND
Plan Area: Central City

Council District: 14 - Huizar
Last Day to Act: 02-12-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 656 - 660 South Stanford Avenue

PROPOSED PROJECT:

The removal of an existing three-story, 50-unit single-room occupancy residential building and surface parking lot for the construction of a new seven-story, approximately 48,970 square-foot residential building. The building will have a maximum of 82 residential dwelling units, with 81 units set aside for Very-Low Income households and one-unit designated as a manager's unit and will provide 16 automobile parking spaces and 91 bicycle parking spaces. The project would require the removal of two non-protected trees within the public right-of-way.

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-2017-850-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 Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to the Central City Community Plan to re-designate the land use of the Project Site from Light Manufacturing to Regional Commercial;
3. Pursuant to LAMC Section 12.32-Q and F, a Vesting Zone Change and Height District Change from M2-2D to C2-2 and pursuant to LAMC Section 11.5.11(e), two Developer Incentives to permit:
 - a. An 18 percent reduction in the required open space pursuant to LAMC Section 12.21-G and 12.22-A,29(c);
 - b. A 48 percent reduction in the number of trees required pursuant to LAMC Section 12.21-G; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units.

Applicant: Aaron Mandel, Lamp Lodge, LP
Representative: Mee Semcken, Lee Consulting Group, LLC

Staff: May Sirinopwongsagon, City Planner
may.sirinopwongsagon@lacity.org
(213) 978-1372

****THE FOLLOWING ITEMS WILL BE CONSIDERED AFTER 11:00 AM****

10. **CPC-2008-3470-SP-GPA-ZC-SUD-BL-M2** Council District: 3 - Blumenfield
CEQA: ENV-2008-3471-EIR Last Day to Act: N/A
Plan Area: Canoga Park-Winnetka-Woodland Hills-West Hills

PUBLIC HEARING – Completed November 17, 2017

PROJECT AREA: Warner Center 2035 Plan Area

PROPOSED ORDINANCE:

An ordinance, creating a Plan Implementation Board, to provide coordination on implementation activities required to effectuate the vision of the Warner Center 2035 Plan, pursuant to Sections 8 and 10.1 of the Plan, and to prioritize the expenditure of fees collected through implementation of the Warner Center 2035 Plan.

RECOMMENDED ACTIONS:

1. Recommend that EIR-2008-3471-EIR, certified by City Council on October 23, 2013, be considered as the environmental action for this request; and
2. Approve and recommend that the City Council adopt the proposed Ordinance, creating the Plan Implementation Board, pursuant to Section 10.1 of the Warner Center 2035 Plan.

Applicant: City of Los Angeles

Staff: Jonathan Hershey, Senior City Planner
jonathan.hershey@lacity.org
(213) 978-1337

11. **CPC-2017-3951-CA** Council Districts: All
CEQA: ENV-2017-3952-CE Last Day to Act: N/A
Plan Areas: All

PUBLIC HEARING - Completed November 17, 2017

PROJECT SITE: Citywide

PROPOSED ORDINANCE:

An ordinance amending Sections 12.03, 12.21 and 12.26 of the Los Angeles Municipal Code (LAMC) to regulate Collection Bins.

RECOMMENDED ACTIONS:

1. Consider, based on the whole of the administrative record, that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303 (Class 3), 15308 (Class 8 and 11);
2. Approve and recommend that the City Council adopt the proposed ordinance;
3. Adopt the staff report as the Commission report on the subject; and
4. Adopt the Findings as recommended by staff.

Applicant: City of Los Angeles

Staff: Patrick Whalen, Planning Assistant
patrick.whelen@lacity.org
(213) 978-1220

12. **FREEWAY ADJACENT RESIDENTIAL STRUCTURES DISCUSSION**

CEQA: N/A

PUBLIC HEARING – Not Required

Council Districts: All

Last Day to Act: N/A

PROJECT SITE: Citywide

SUMMARY:

Discussion of existing freeway adjacent residential development standards and regulations, and review of existing zoning information notification procedures for entitlement requests adjacent to freeways.

RECOMMENDED ACTION:

Request staff to evaluate and prepare any necessary updates to the existing Zoning Information No. 2427, Freeway Adjacent Advisory Notice for sensitive uses.

Staff: Tom Rothmann, Principal City Planner
tom.rothmann@lacity.org
(213) 978-1891

Blake Lamb, Principal City Planner
blake.lamb@lacity.org
(213) 978 -1167

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

Thursday, January 11, 2018

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.