

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JANUARY 11, 2018 after 8:30 a.m.
LOS ANGELES CITY COUNCIL CHAMBER, 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. **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 21, 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**

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

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.

5a. [CPC-2016-4954-DB-SPR](#)
CEQA: ENV-2016-4955-MND
Plan Area: Westlake
Related Case: VTT-74711

Council District: 13 – O’Farrell
Last Day to Act: 1-11-18

PUBLIC HEARING – December 6, 2018

PROJECT SITE: 1800-1850 West Beverly Boulevard, 114-118¾ South Bonnie Brae Street, and 101-111 South Burlington Avenue

PROPOSED PROJECT:

The project involves the demolition of the existing vacant warehouse, commercial building, 12-unit apartment building, and surface parking and the construction, use and maintenance of a new 79-foot tall, five-story mixed-use development with 243 residential units, of which 21 units or approximately 11 percent, would be designated for Very Low Income Households, and approximately 3,500 square feet of ground level retail and restaurant uses. The project would include 292 vehicle parking spaces and 272 bicycle parking spaces within a two and a half level parking garage.

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-2016-4955-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 12.22-A,25, a 33 percent Density Bonus (with 11 percent of the base number of units set aside for Very Low Income Households); pursuant to AB 744, one half parking space per bedroom for a total of 146 parking spaces;
3. Pursuant to LAMC Section 12.22-A,25(f), two (2) On-Menu Incentive as follows:
 - a. Allow a 20 percent maximum decrease from the required open space; and
 - b. Allow the averaging of floor area, density, open space and parking over the project site, and permit vehicular access from a less restrictive zone to a more restrictive zone.
4. Pursuant to LAMC Section 12.22-A,25(g), one (1) Off-Menu Waiver to allow a 3.19:1 Floor Area Ratio (FAR) in lieu of the approximately 1.83:1 FAR otherwise permitted; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a development which creates or results in an increase of more than 50 dwelling units.

Applicant: Mike Schwartzman, CV 1800 Beverly, LLC.
Representative: Alex Irvine, Irvine & Associates, Inc.

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

6. **CPC-2017-2121-DB**
CEQA: ENV-2017-2122-CE
Plan Area: Wilshire

Council District: 4 – Ryu
Last Day to Act: 01-11-18
Continued from: 11-16-17

Request from the Applicant to the City Planning Commission to extend the time in which to act on the application and to continue the matter to January 25, 2018. (Motion required)

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 percent Density Bonus (with 10 percent 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

7. **CPC-2017-1103-DB**
CEQA: ENV-2017-1104-CE
Plan Area: Northeast Los Angeles

Council District: 14 – Huizar
Last Day to Act: 01-11-18
Continued from: 12-14-17

PUBLIC HEARING – Completed September 19, 2017

PROJECT SITE: 1332 West Colorado Boulevard

PROPOSED PROJECT:

Construction of a new, approximately 56,000 square foot mixed-use building with 26 residential units,

3,671 square feet of commercial floor area, and a total height of approximately 82 feet.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15332, 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 Section 12.22 A.25(g)(3) of the Los Angeles Municipal Code, a 32.5 percent Density Bonus for a project totaling 26 residential dwelling units reserving 10 percent, or two (2) units, for Very Low Income Households, and utilizing parking option 1, with one Off-Menu Incentive to allow a maximum Floor Area Ratio (FAR) of 2.01:1 in lieu of a 1:1, otherwise permitted pursuant to Ordinance No. 173,606 and Section 15.A of the Colorado Boulevard Specific Plan.

Applicant: Imad Boukai, General Procurement
Representative: Heather Lee

Staff: Azeen Khanmalek, City Planning Associate
azeen.khanmalek@lacity.org
(213) 978-1336

8. **CPC-2017-1246-ZC-GPA**
CEQA: ENV-2017-1247-ND
Plan Area: Northeast Los Angeles

Council District: 14 - Huizar
Last Day to Act: 03-27-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 2093-2121 East Charlotte Street and 1201-1219 North Cornwell Street

PROPOSED PROJECT:

Pursuant to Los Angeles Municipal Code (LAMC) Sections 12.32 and 11.5.6, a City-initiated resolution and ordinance to revise the General Plan Land Use designation and zoning for private properties located at 2093-2121 East Charlotte Street and 1201-1219 North Cornwell Street. The proposed action does not include the demolition, remodel, construction, or alteration of existing structures.

REQUESTED ACTIONS:

1. Pursuant to California Public Resource Code Section 21082.1(c)(3), adopt the Negative Declaration (ENV-2017-1247-ND) for the proposed project;
2. Pursuant to City Charter Section 555 and Los Angeles Municipal Code Section 11.5.6, a General Plan Amendment to the Northeast Los Angeles Community Plan to change the land use designation from Public Facilities to Medium Residential; and
3. Pursuant to Los Angeles Municipal Code Section 12.32, a Zone Change from PF-1 to R3-1.

Applicant: City of Los Angeles

Staff: Laura Krawczyk, City Planning Associate
laura.krawczyk@lacity.org
(213) 978-1212

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

Thursday, January 25, 2018

Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

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.