

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, MARCH 22, 2018 after 8:30 a.m.  
VAN NUYS, COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR  
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

David H. Ambroz, President  
Renee Dake Wilson, AIA, Vice President  
Caroline Choe, Commissioner  
Vahid Khorsand, Commissioner  
Samantha Millman, Commissioner  
Marc Mitchell, Commissioner  
Veronica Padilla-Campos, Commissioner  
Dana Perlman, Commissioner  
Vacant, 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](mailto: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](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](mailto: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 N. 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", "Agendas" under the specific meeting date. The Draft Minutes under Item 1 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 – March 8, 2018; November 9, 2017 (Corrected)

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** *(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. **CPC-2014-4226-DB-SPR-CDO**

CEQA: ENV-2014-4227-MND

Plan Area: Reseda - West Van Nuys

Council District: 3 – Blumenfield

Last Day to Act: 03-22-18

Continued from: 10-26-17; 01-25-18

**PUBLIC HEARING** – September 11, 2015, October 26, 2017, January 25, 2018

**PROJECT SITE:** 6916 - 6938 North Reseda Boulevard

**PROPOSED PROJECT:**

Demolition of existing fast-food and auto-related structures and the construction of a mixed-use project with 158 residential units, 12 of which will be Very Low Income Affordable, two (2) of which will be workforce housing, as well as one (1) manager's unit, and 13,413 square feet of commercial space, in a five-story building. The height of the building is proposed at 61 feet. Parking consists of two basement levels, and a partial first-story garage. The total square footage is 137,277 square feet, and the Floor Area Ratio (FAR) is 2.93:1. The project requires 206 automobile parking spaces for residential uses and 54 auto spaces for the commercial use, and provides the required automobile parking with 206 auto spaces for residential uses and 54 auto spaces for the commercial use. For residential uses, the project also requires 158 long-term bicycle parking spaces and 16 short-term bicycle parking spaces; for retail uses the project requires seven (7) long-term and seven (7) short-term bicycle parking spaces. The project provides a total of 188 long-term bicycle parking spaces and 24 short-term bicycle parking spaces on site.

**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-2014-4227-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 Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus to permit 125 units by-right and 34 additional units by density bonus, for a total of 158 units. The applicant has requested the following:
  - a. One Off-Menu Incentive for an increase in FAR to 2.93:1 in lieu of the 1.5:1 limitation; and
  - b. One Off-Menu Incentive for an increase in height to 61 feet in lieu of the 45-foot height limitation.
3. Pursuant to LAMC Section 16.05, Site Plan Review for a development project consisting of 50 or more dwelling units; and
4. Pursuant to LAMC Section 13.08 E.1, Design Overlay Plan approval for a project located within the Reseda Central Business District ("CBD") Community Design Overlay ("CDO") District.

**Applicant:** EMC Capital Group, LLC  
Representative: Tom Stemnock, Planning Associates, Inc.

**Staff:** Courtney Schoenwald, City Planner  
[courtney.schoenwald@lacity.org](mailto:courtney.schoenwald@lacity.org)  
(818) 374-9904

7. [CPC-2016-2612-VZC-SPR-DB](#)  
CEQA: ENV-2016-2613-ND  
ENV-2018-536-CE  
Plan Area: Van Nuys-North Sherman Oaks

Council District: 2- Krekorian  
Last Day to Act: 03-22-18

**PUBLIC HEARING** – Completed October 13, 2017

**PROJECT SITE:** 13724-13732 West Victory Boulevard

**PROPOSED PROJECT:**

Demolition of an existing car dealership that consists of four (4) buildings including one vacant single-family home onsite, and the construction of a mixed-use project with 67 residential units and 2,100 square feet of commercial space. The project is proposed for five (5) stories, 60 feet in height, with four (4) parking spaces for the commercial use and 80 parking spaces for the residential units. The project requires 9,000 cubic yards of grading for cut and export to accommodate subterranean parking.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative records, including the Negative Declaration, No. ENV-2016-2613-ND (“Negative Declaration”), all comments received and that there is no substantial evidence that the project will have a significant effect on the environment;
2. Pursuant to CEQA Guidelines, Section 15332, an Exemption from CEQA for infill development, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
3. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 F and 12.32 Q, a Vesting Zone Change from [Q]C1.5-1VL and P-1VL Zones to (T)(Q)RAS4-1VL Zone;
4. Pursuant to LAMC Section 12.22 A.25, a Density Bonus to permit 63 units by-right in the requested RAS4 Zone and four (4) additional units by density bonus, for a total of 67 units. The applicant has requested one (1) On-Menu Incentive for an increase in height above the 50-foot height limitation to 60 feet; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project consisting of 50 or more dwelling units.

**Applicant:** Lior Mandelbaum, Reign Investments, LLC  
Representative: Jerome Buckmelter Associates, Inc.

**Staff:** Courtney Schoenwald, City Planner  
[courtney.schoenwald@lacity.org](mailto:courtney.schoenwald@lacity.org)  
(818) 374-9904

8. [VTT-74231-1A](#)  
CEQA: ENV-2015-4612-EIR, SCH No. 2016021044  
Plan Area: Hollywood  
Related Case: CPC-2015-4611-GPA-VZC-HD-DB-MCUP-WDI-SPR

Council District: 4 - Ryu  
Last Day to Act: 03-22-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 6901-6931 W. Santa Monica Boulevard;  
1107-1121 N. Mansfield Avenue;  
1106-1126 N. Orange Drive

**PROPOSED PROJECT:**

Vesting Tentative Tract Map to permit the merger and re-subdivision of a 68,272 square-foot site into one ground lot and 231 residential condominiums.

**APPEAL:**

Appeal of the Deputy Advisory Agency’s determination to approve, pursuant to Section 17.03 of the Los Angeles Municipal Code, a Vesting Tentative Tract to permit the merger and re-subdivision of a 68,272 square-foot site into one ground lot and 231 residential condominiums; and an appeal of certification of the Environmental Impact Report, ENV-2015-4612-EIR, SCH No. 2016021044 and Mitigation Monitoring Program for the project.

**Applicant:** ONNI Santa Monica, LLP

**Appellant:** Lozeau Drudry LLP - Law Firm  
Representative, Laborers International Union of North America Local 300

**Staff:** Kathleen King, City Planning Associate  
(213) 978-1195  
[kathleen.king@lacity.org](mailto:kathleen.king@lacity.org)

9. **CPC-2015-4611-GPA-VZC-HD-DB-MCUP-WDI-SPR**

CEQA: ENV-2015-4612-EIR, SCH No. 2016021044  
Plan Area: Hollywood  
Related Case: VTT-74231-1A

Council District: 4 – Ryu  
Last Day to Act: 03-22-18

**PUBLIC HEARING** – Completed November 15, 2017

**PROJECT SITE:** 6901-6931 West Santa Monica Boulevard; 1107-1121 North Mansfield Avenue;  
1106-1126 North Orange Drive

**ADD AREAS:** 6851-6855 West Santa Monica Boulevard; 1107-1121 North Citrus Avenue;  
1104-1116 North Mansfield Avenue; 7001-7029 West Santa Monica Boulevard;  
1118-1110 North Sycamore Avenue; 1107-1117 North Orange Drive;  
7051 West Santa Monica Boulevard; 1105-115 North Sycamore  
APNs: 5532016031, 5532016015 and 5531013025

**PROPOSED PROJECT:**

The project includes the demolition and removal of the existing office and automobile storage buildings (totaling 54,661 square feet) located on the project site, and development of a mixed-use building, including 231 multi-family residential units and 15,000 square feet of ground-floor neighborhood-serving commercial uses (including up to a 5,000 square-foot high-turnover restaurant and up to 10,000 square feet of general retail), and 390 vehicle parking spaces within two subterranean and two above grade parking levels. Approximately 8 percent of the permitted base density, equal to 15 units, will be restricted for Very Low-Income Households. The project will vary in height from 23 feet to 80 feet, 4 inches, and will have a total build-out of approximately 218,316 square feet.

The City of Los Angeles is initiating a General Plan Amendment to change the land use designation of the proposed Add Areas from “Highway Oriented Commercial” to “General Commercial”. The Add Areas include the parcels generally bounded by Santa Monica Boulevard to the south, Citrus Avenue to the east and the City of Los Angeles boundary line to the west. The total area of the proposed Add Areas is 2.73 acres. The Add Areas are developed with existing operating uses, are not proposed to be

developed in conjunction with the proposed project, and no development is currently proposed for the Add Area parcels. In addition, the Add Areas will not be rezoned, as the current existing zones are consistent with the proposed General Commercial land use and will not provide the property owners with additional development rights. The proposed General Plan Amendment is intended to provide consistency of land uses along the north side of Santa Monica Boulevard.

**REQUESTED ACTIONS:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2015-4612-EIR, SCH No. 2016021044, for the above-referenced project, and adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the EIR;
4. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Hollywood Community Plan to change:
  - a. The project site's land use designation from "Highway Oriented Commercial" and "Medium Residential" to "General Commercial"; and
  - b. The land use designation of the Add Areas to the parcels listed above from "Highway Oriented Commercial" to "General Commercial".
5. Pursuant to LAMC Sections 12.32 F and 12.32 Q, a Vesting Zone and Height District Change from C2-1D and R3-1XL to C2-2D with a "D" Development Limitation to restrict the Floor Area Ratio (FAR) to 3:1;
6. Pursuant to LAMC Section 12.22 A.25, a Density Bonus Compliance Review for a 27.5 percent density bonus to permit 231 multi-family residential units, including 15 units for Very Low Income Households (8 percent of permitted base density) with the following incentives:
  - a. Pursuant to LAMC Section 12.22 A.25(f)(7), an On-Menu Incentive to allow a density calculation based on lot area prior to street dedications;
  - b. Pursuant to LAMC Section 12.22 A.25(g)(3), a Waiver of Development Standard to allow a zero-foot side yard setback along Santa Monica Boulevard in lieu of the ten feet otherwise required; and
  - c. Pursuant to LAMC Section 12.22 A.25(g)(3), a Waiver of Development Standard to allow the floor area calculation based on lot area prior to street dedications.
7. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use to permit the on-site sale, dispensing and consumption of a full line of alcoholic beverages for up to three (3) establishments;
8. Pursuant to LAMC 12.37 I.3, a Waiver of Street Improvements on Santa Monica Boulevard adjacent to the project site; and
9. Pursuant to LAMC Section 16.05, Site Plan Review for a project that would result in an increase of 50 or more dwelling units.

**Applicant:** Mark Spector, ONNI Santa Monica, LP  
Representative: Dale Goldsmith, Armbruster, Goldsmith & Delvac, LLC

**Staff:** Kathleen King, City Planning Associate  
[kathleen.king@lacity.org](mailto:kathleen.king@lacity.org)  
(213) 978-1195



10. [CPC-2015-4499-CA](#)  
CEQA: ENV-2015-4500-CE  
Plan Area: All

Council District: All  
Last Day to Act: N/A

**PUBLIC HEARING** – Not Required

**PROJECT SITE:** Citywide

**PROPOSED PROJECT:**

Pursuant to LAMC Section 12.22 C.27, approval of Small Lot Design Standards which will be administered as a ministerial administrative clearance.

**REQUESTED ACTIONS:**

1. Determine that the proposed Design Standards are exempt under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3);
2. Recommend adoption of the Small Lot Design Standards;
3. Adopt the staff report as the Commission's report on the subject; and
4. Adopt the Findings as recommended by Staff.

**Applicant:** City of Los Angeles

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

11. [CPC-2016-4520-CA](#)  
CEQA: ENV-2016-4521-CE  
Plan Areas: All

Council Districts: All  
Last Day to Act: N/A

**PUBLIC HEARING** – Completed January 20, 2017

**PROJECT AREA:** Citywide

**PROPOSED ORDINANCE:**

A Code amendment to modify provisions pertaining to "Protected Trees" to include the Mexican Elderberry (*Sambucus Mexicana*) and Toyon (*Heteromeles arbutifolia*) as Protected Trees or Shrubs and update regulations.

**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 15308 (Class 8), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.0 applies;
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.whalen@lacity.org](mailto:patrick.whalen@lacity.org)  
(213) 978-1220

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

**Thursday, April 12, 2018**  
Los Angeles City Hall  
Council Chamber, Room 340  
200 North Spring Street  
Los Angeles, CA 90012

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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](mailto:cpc@lacity.org).