

**LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, MARCH 22, 2018**

VAN NUYS CITY COUNCIL CHAMBERS
14410 SYLVAN STREET, 2ND FLOOR
VAN NUYS CALIFORNIA 91401

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 8:31 a.m. with Commission Vice President Renee Dake Wilson and Commissioners, Vahid Khorsand, Samantha Millman and Dana Perlman in attendance.

Commissioners Caroline Choe and Marc Mitchell joined the meeting at 8:36 a.m. Commissioner Veronica Padilla-Campos arrived at 8:52 a.m.

Also in attendance were Vincent Bertoni, Director of Planning, Lisa Webber, Deputy Planning Director and Donna Wong, Deputy City Attorney. Commission Office staff present were James K. Williams, Commission Executive Assistant II, Cecilia Lamas, Senior Administrative Assistant and Rocky Wiles, Commission Office Manager.

ITEM NO. 1

DIRECTOR'S REPORT AND COMMISSION BUSINESS

- Planning Director Vince Bertoni noted that on March 15, 2018, the Cultural Heritage Commission agreed to take under consideration (for proposed designation) five properties at the Crossroads of the World Site. He also mentioned the ground-breaking ceremony for the Lucas Museum of Narrative Arts.

Commissioners Choe and Mitchell joined the meeting.

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- Director Bertoni introduced Arthi Varma, Principal City Planner for a report on Mayor Garcetti's Resilient Los Angeles Plan.
 - Legal actions and issues update: Deputy City Attorney, Donna Wong had no report.
 - Advance Calendar: There were no changes to the advanced calendar.

- Commission Requests: Commissioner Perlman requested tracking of the affordable housing units per Council District proposed by the City Council. Commissioner Ambroz requested that Commissioner Handbooks be distributed at the next CPC meeting.
- Minutes of Meeting:
Commissioner Perlman moved to approve the Minutes of November 9, 2017 (as corrected)
The action was seconded by Commissioner Millman and the vote proceeded as follows:

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

Vote: 7 – 0

MOTION PASSED

Commissioner Perlman moved to approve the Minutes of March 8, 2018. The action was seconded by Commissioner Millman and the vote proceeded as follows:

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

Vote: 7 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION:

There was one letter from a Certified Neighborhood Council.

ITEM NO. 3

GENERAL PUBLIC COMMENT:

Jim McQuiston addressed the Commission regarding exclusion of aesthetic consideration from the project approval process.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsideration.

ITEM NO. 5**CONSENT CALENDAR**

There were no consent items.

Commissioner Veronica Padilla-Campos arrived at 8:52 a.m.

ITEM NO. 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 – Completed September 11, 2015, October 26, 2017, January 25, 2018

PROJECT SITE: 6916 - 6938 North Reseda Boulevard

IN ATTENDANCE:

Courtney Shoenwald, City Planner, Michelle Levy, Senior City Planner; and Blake Lamb, Principal City Planner representing the Planning Department; Tom Stemnock, Planning Associates, representing the applicant EMC Capital Group, LLC.

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:

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.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2014-4227-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, 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; and adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration.
2. Approve, pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, a Density Bonus Incentive and Waiver of Development Standard, to permit a total of 158 units with 12 units set aside for Very Low Income, two (2) of which will be set aside for workforce housing, with the following two (2) Incentives/Waivers:
 - a. An Off-Menu Incentive for an increase in FAR to 2.93:1 above the 1.5:1 limitation; and
 - b. A Waiver of development standards for an increase in height to 61 feet above the 45-foot height limitation.
 3. Approve, pursuant to LAMC Section 13.08 E.1., a Community Design Overlay Plan pursuant to LAMC Section 13.08 E.1., for the Project located within the Reseda Central Business District Community Design Overlay district, subject to the attached conditions of approval;
 4. Approve, Site Plan Review pursuant to LAMC Section 16.05, for a development Project consisting of 158 dwelling units, that generates more than 1,000 or more average daily vehicle trips;
 5. Adopt the Conditions of Approval as modified by the Commission, including Staff's Technical Modification date March 21, 2018; and
 6. Adopt the Findings.

The action was seconded by Commissioner Choe. Commissioner Ambroz offered a friendly amendment to the motion, Commissioner Choe agreed to the amendment and the vote proceeded as follows:

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

Vote: 7 – 1

MOTION PASSED

ITEM NO. 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

IN ATTENDANCE:

Courtney Shoenwald, City Planner Michelle Levy, Senior City Planner and Blake Lamb, Principal City Planner representing the Planning Department; Jerome Buckmelter, representing the applicant Lior Mandelbaum, Reign Investments, LLC.

MOTION:

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

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.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2016-2613-ND ("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. Determine that based on the whole of the administrative record, the project is exempt from CEQA pursuant to CEQA Guidelines, Section 15332, an Exemption from CEQA for infill development, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
3. Approve and recommend that the City Council adopt, pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 F and 12.32 Q, a Vesting Zone Change from the [Q]C1.5-1VL and P-1VL Zones to the (T)[Q]RAS4-1VL Zone;
4. Approve Density Bonus Incentives, pursuant to LAMC Section 12.22 A.25, to permit a total of 67 units with four (4) units set aside for Very Low Income, with one (1) On-Menu Incentive for an increase in height to 60 feet above the 50-foot height limitation;
5. Approve Site Plan Review pursuant to LAMC Section 16.05 for a development project consisting of 67 dwelling units; and
6. Adopt the Conditions of Approval as modified by the Commission, including Staff's Technical Modification dated March 21, 2018; and
7. Adopt the Findings.

The action was seconded by Commissioner Khorsand. Commissioner Khorsand offered a friendly amendment to the motion. Commissioner Dake Wilson agreed and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 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 HELD

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

IN ATTENDANCE:

Kathleen King, City Planning Associate, Sergio Ibarra, City Planner, Heather Bleemers, Senior City Planner and Charlie Rausch, Acting Chief Zoning Administrator representing the Planning Department; Dale Goldsmith, Armbruster, Goldsmith & Delvac, LLP representing the applicant ONNI Santa Monica, LLP; Laborers International Union of North America Local 300 representing the appellant Lozeau Drudry LLP; Emily Gable representing the Office of Council Member Ryu.

MOTION:

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

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.

1. Find that the Los Angeles City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft EIR No. ENV-2015-4612-EIR, SCH No. 2016021044, dated March 2, 2017, and the Final EIR dated November 2, 2017 ("Santa Monica Boulevard Mixed Use Project EIR") as well as the whole of the administrative record.
Certify the following:
 - a. The 6901 Santa Monica Boulevard Mixed-Use Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
 - b. The 6901 Santa Monica Boulevard Mixed-Use Project EIR was presented to the Los Angeles City Planning Commission as a decision-making body of the lead agency; and
 - c. The 6901 Santa Monica Boulevard Mixed-Use Project EIR reflects the independent judgment and analysis of the lead agency.Adopt all of the following:
 - a. The related and prepared 6901 Santa Monica Boulevard Mixed-Use Project Environmental Findings;
 - b. The Statement of Overriding Considerations;
 - c. The Mitigation Monitoring Program prepared for the 6901 Santa Monica Boulevard Mixed-Use Project EIR;
2. Deny the appeal and sustain the Advisory Agency's approval of a Vesting Tentative Tract;
3. Adopt the Conditions of Approval as modified by the Commission including Staff's Technical Modification dated March 19, 2018; and
4. Adopt the Findings.

The action was seconded by Commissioner Padilla-Campos and the vote proceeded as follows:

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

Vote: 8 – 0

MOTION PASSED

ITEM NO. 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

IN ATTENDANCE:

Kathleen King, City Planning Associate, Sergio Ibarra, City Planner, Heather Bleemers, Senior City Planner and Charlie Rausch, Acting Chief Zoning Administrator representing the Planning Department; Dale Goldsmith, Armbruster, Goldsmith & Delvac, LLP representing the applicant ONNI Santa Monica, LLP; Emily Gable representing the Office of Council Member Ryu.

MOTION:

Commissioner Dake Wilson put forth the actions below in conjunction with the approval of the following project with modifications as stated on the record:

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 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.

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 the 6901 Santa Monica Boulevard Mixed-Use Project EIR No. ENV-2015-4612-EIR, SCH No. 2016021044, certified on March 22, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the project;
2. Approve and recommend that the Mayor and City Council adopt, pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to the Hollywood Community Plan to redesignate the site from Highway Oriented Commercial and Medium Density Residential to General Commercial and to change the land use designation of the Add Areas to the parcels listed above from Highway Oriented Commercial to General Commercial.
3. Approve and recommend that the City Council adopt, pursuant to LAMC Sections 12.32 F and 12.32 Q, a Zone Change and Height District Change from C2-1D and R3-1XL to (T)(Q)C2-2D, including a new D-Limitation to restrict the floor area ratio to 3:1;
4. Approve 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 (eight (8) percent of permitted base density) with the following Incentives/Waivers:
 - 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), an Off-Menu Waiver of Development Standard to allow a zero-foot side yard setback along Santa Monica Boulevard in lieu of the 10 feet otherwise required; and
 - c. Pursuant to LAMC Section 12.22 A 25(g)(3), an Off-Menu Waiver of Development Standard to allow the floor area calculation based on lot area prior to street dedications;
5. Approve a Master Conditional Use Permit, pursuant to LAMC Section 12.24 W.1, to allow the sale and dispensing of a full line of alcoholic beverages for onsite consumption for up to three (3) establishments;
6. Deny a Waiver of Street Improvements, pursuant to LAMC 12.37 I.3, for dedications and improvements on Santa Monica Boulevard adjacent to the project site;
7. Approve a Site Plan Review, pursuant to LAMC 16.05, for a project that would result in an increase of 50 or more dwelling units;
8. Adopt the Conditions of Approval as modified by the Commission including Staff's Technical Modification dated March 21, 2018; and
9. Adopt the Findings.

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

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

Vote : 8 – 0

MOTION PASSED

ITEM NO. 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.

IN ATTENDANCE:

Karolina Gorska, City Planning Associate, Jenna Monterrosa, City Planner and Nicholas Hendricks, Senior City Planner representing the Planning Department.

MOTION:

Commissioner Choe put forth the actions below in conjunction with the approval of the following:

Small Lot Design Standards which will be administered as a ministerial administrative clearance.

1. Determine based on the whole of the administrative record, that the proposed Design Standards are exempt from CEQA pursuant to CEQA Guidelines, Sections 15061(b)(3) and 15308, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Section 12.22.C.27 of the Los Angeles Municipal Code, the Small Lot Design Standards as a supplement to the Small Lot Subdivision Code Amendment;
3. Adopt the staff report as the Commission's report on the subject; and
4. Adopt the Findings.

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

Moved: Choe

Seconded: Millman

Ayes: Ambroz, Khorsand, Mitchell, Padilla-Campos, Perlman, Dake Wilson

Absent: Mack

Vote : 8 – 0

MOTION PASSED

ITEM NO. 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**IN ATTENDANCE:**

Patrick Whalen, City Planning Assistant, Phyllis Nathanson, Senior City Planner and Tom Rothmann, Principal City Planner representing the Planning Department; Tim Tyson, Urban Forestry Division, Department of Public Works; Alison Simard representing the Office of Council Member Koretz; Christine Peters, representing the Office of Councilmember O'Farrell

MOTION:

Commissioner Dake Wilson put forth the actions below in conjunction with the approval of the following:

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.

1. Find 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 15300.2 applies;
2. Approve and recommend that the City Council adopt the proposed ordinance as modified by the Commission;
3. Adopt the staff report as the Commission report on the subject; and
4. Adopt the Findings as recommended by staff.

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

Moved: Dake Wilson

Seconded: Perlman

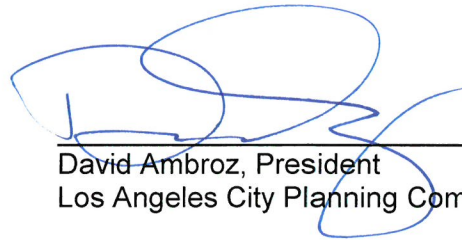
Ayes: Ambroz, Choe, Khorsand, Millman, Mitchell, Padilla-Campos

Absent: Mack

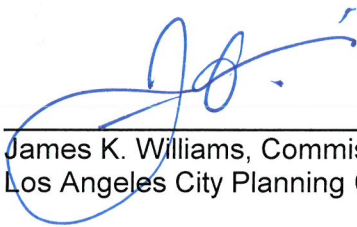
Vote : 8 – 0

MOTION PASSED

There being no further business before the Commission, the meeting adjourned at 12:08 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

APR 12 2018

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**