

COMMISSION MEETING AUDIO

CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, APRIL 12, 2018 after 8:30 a.m.
LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

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**TO REQUEST A COPY ON COMPACT DISC,
PLEASE CONTACT THE DEPARTMENT OF CITY PLANNING PUBLICATIONS AT (213) 978-1255**

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 22, 2018

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-2016-3824-GPA-VZC-HD-MSC-SPR**

CEQA: ENV-2016-3825-MND
Plan Area: Central City
Related Case: VTT-74640

Council District: 14 - Huizar
Last Day to Act: 04-18-18

PUBLIC HEARING – Completed January 10, 2018

PROJECT SITE: 1100-1146 South Main Street; 106-112 East 11th Street

PROPOSED PROJECT:

The removal of seven existing one-story commercial buildings and the construction of a new, 354,100 square foot, eight-story, mixed-use building with 379 residential units and 25,810 square feet of commercial floor area. The project proposes 429 vehicle parking spaces, 443 bicycle parking spaces, and 36,650 square feet of common open space.

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-2016-3825-MND as adopted on February 1, 2018, ("Mitigated Negative Declaration"), and no subsequent EIR, negative declaration, or addendum is required for approval of the project;
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 C2-4D;
4. Pursuant to LAMC Section 12.21 G.3, a Director's Determination to permit a 10 percent reduction in the required open space; and
5. Pursuant to LAMC Section 16.05, Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units.

Applicant: David Taban, Frontier Holdings East, LLC
Representative: Anne Williams, PSOMAS

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

7. [CPC-2016-3497-VZC-ZAA-MS-SPR](#)

CEQA: ENV-2016-3498-MND

Plan Area: Wilshire

Related Case: VTT-74572

Council District: 10 – Wesson

Last Day to Act: 04-12-18

PUBLIC HEARING – Completed January 17, 2018

PROJECT SITE: 627-647 South Western Avenue; 636-638 South Manhattan Place;
3801-3815 West Wilshire Boulevard

PROPOSED PROJECT:

Construction, use and maintenance of a new, five-story residential structure over an existing four-story parking garage for a total of nine (9) stories. The project would include 132 dwelling units and 900 square feet of commercial floor area with a total of 265 automobile parking spaces and 149 bicycle parking spaces.

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 Case No. ENV-2016-3498-MND, adopted on February 14, 2018, ("Mitigated Negative Declaration"), and no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Pursuant to Sections 12.32 F and 12.32 Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from C4-2, C2-2 and PB-2 to C4-2 for the entire project site;
3. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to permit zero-foot side yard setbacks in lieu of the otherwise required 12 feet pursuant to LAMC Section 12.11 C.2;
4. Pursuant to LAMC Section 12.21 G.3, a Director's Determination to permit a 10 percent reduction in the required open space; 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: Wil-West, Inc.
Representative: Elizabeth Peterson Group Inc.

Staff: Oliver Netburn, City Planner
oliver.netburn@lacity.org
(213) 978-1382

8. [VTT-74731-1A](#)

CEQA: ENV-2016-4256-MND

Plan Area: Northeast Los Angeles

Related Case: CPC-2017-839-GPA-VZC-HD

Council District: 13 – O'Farrell

Last Day to Act: 4-12-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 3990, 4000 and 4006-4010 East Chevy Chase Drive

PROPOSED PROJECT:

Rehabilitation and renovation of the Albert Van Luit Complex (Historic Cultural Monument No. 1116) and the construction of a new 13,600 square-foot two-story building.

APPEAL:

Appeal of the Deputy Advisory Agency's determination to approve a Vesting Tentative Tract Map to allow the merger and resubdivision of the subject site into three (3) lots; and appeal of the Mitigated Negative Declaration ENV-2016-4256-MND, mitigation measures and the Mitigation Monitoring Program for the project.

Applicant: Linda Duttenhaver, 4000 Chevy Chase, LLC
Representative: Eric Lieberman, QES, Inc.

Appellants: Kory R. Smith
Atwater Village Always, Douglas P. Carstens

Staff: Oliver Netburn, City Planner
oliver.netburn@lacity.org
(213) 978-1382

9. **CPC-2017-839-GPA-VZC-HD**
CEQA: ENV-2016-4256-MND
Plan Area: Northeast Los Angeles
Related Case: VTT-74731-1A

Council District: 13 – O'Farrell
Last Day to Act: 04-12-18

PUBLIC HEARING - Completed November 15, 2017

PROJECT SITE: 3990, 4000 and 4006-4010 East Chevy Chase Drive

PROPOSED PROJECT:

Rehabilitation and renovation of the Albert Van Luit Complex (Historic Cultural Monument No. 1116) and the construction of a new 13,600 square-foot two-story building.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code and Section 15162 of the CEQA Guidelines, consideration of the whole of the administrative record, including the Mitigated Negative Declaration ENV-2016-4256-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 Sections 21081.6 and 15097 of the California Public Resources Code and CEQA Guidelines, consider the Mitigation Monitoring Program for ENV-2016-4256-MND;
3. Pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC) a General Plan Amendment to the Northeast Community Plan to re-designate the land use of project site from Minimum Residential and Low Residential to Commercial Manufacturing; and
4. Pursuant to LAMC Section 12.32 F and Q, a Zone Change and Height District Change from R1-1-RIO, OS-1XL-RIO, A1-1-RIO and A2- 1-RIO to (T)(Q)CM-1-RIO.

Applicant: Linda Duttenhaver, 4000 Chevy Chase, LLC
Representative: Eric Lieberman, QES, Inc.

Staff: Oliver Netburn, City Planner
oliver.netburn@lacity.org
(213) 978-1382

10. [CPC-2017-507-CU-DB-ZV](#)
CEQA: ENV-2017-508-MND
Plan Area: Northeast Los Angeles

Council District: 14 – Huizar
Last Day to Act: 04-18-18

PUBLIC HEARING – Completed February 21, 2018

PROJECT SITE: 4208 East Huntington Drive South

PROPOSED PROJECT:

Demolition of an existing one-story commercial structure, surface parking lot and retaining wall; and the construction, use and maintenance of two, four-story residential buildings containing 85 residential units (of which 100 percent will be affordable, except for two (2) market-rate manager units) and 2,500 square feet of ground floor commercial uses over one subterranean parking garage containing 68 parking spaces, within the [Q]C2-1VL-zoned portion of the site. The Proposed Project measures 55 feet in height, and contains 91,596 square feet of floor area, for a total Floor Area Ratio (FAR) of 3:1.

Construction of hiking trails and gardens within the [Q]RE20-1D-zoned portion of the site, as additional, non-required amenities to serve the residents of the development on the Project Site. No portions of the Project will be located on the [Q]A1-1XLD-zoned portion of the site. Approximately 20,000 cubic yards of grading and export is proposed, for which a haul route approval is required.

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-2017-508-MND (“Mitigated Negative Declaration”) and 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(g)(2) of the Los Angeles Municipal Code (LAMC), the applicant proposes to set aside 83 units, or 332 percent of the base dwelling units as Restricted Affordable Units, in conjunction with Parking Option 2 and the following three (3) Off-Menu Incentives, within a Very High Fire Severity Zone:
 - a. A 3:1 Floor Area Ratio (FAR), in lieu of the maximum permitted 1.5:1 FAR for the [Q]C2-1VL Zone;
 - b. A 55-foot, four-story mixed-use building in lieu of a maximum 45-foot, three-story mixed-use building in the [Q]C2-1VL Zone; and
 - c. A 55-foot transitional height, in lieu of 33-foot and 25-foot transitional heights, for a C2-zoned lot abutting an RE20 zoned lot.
3. Pursuant to LAMC Section 12.22 A.25(g)(3), the applicant requests an Off-Menu Waiver of Development Standard to allow a zero-foot rear yard setback along the [Q]C2-1VL Zone and [Q]RE20-1D Zone boundary;
4. Pursuant to LAMC Section 12.24 U.26, a Conditional Use to increase density greater than the maximum permitted in LAMC Section 12.22 A.25, to 340 percent over the [Q]C2-1VL zoned portion of the Project Site in order to permit 85 dwelling units, in lieu of 25 dwelling units; and
5. Pursuant to LAMC Section 12.27, a Zone Variance to allow hiking trails and garden uses within the [Q]RE20-1D Zone, as an accessory use to a development that is located within the [Q]C2-1VL Zone.

Applicant: Rosa De Castilla, LP
Representative: Saucedo Professional Group, Inc.

Staff: Mindy Nguyen, City Planner
mindy.nguyen@lacity.org
(213) 978-1241

11. [CPC-2017-4075-CA](#)
CEQA: ENV-2017-4076-ND
Plan Areas: All

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

PUBLIC HEARING – Completed December 7, 2017

PROJECT AREA: Citywide

PROPOSED ORDINANCE:

An ordinance amending sections of the Los Angeles Municipal Code to facilitate pet adoption by modifying regulations to allow four or more adult dogs in Pet Shops in certain commercial zones, as long as the shops comply with a set of development and operational standards, and to provide a discretionary review option for shops that vary from the standards or are located in the more restrictive commercial zones.

REQUESTED ACTIONS:

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including Negative Declaration No. ENV-2017-4076-ND, and all comments received, that there is no substantial evidence that the project will have a significant effect on the environment;
2. Adopt the staff report as the Commission report on the subject;
3. Approve and recommend that the City Council adopt the proposed ordinance; and
4. Approve and recommend that the City Council adopt the Findings.

Applicant: City of Los Angeles

Staff: Yi Lu, City Planning Associate
yi.lu@lacity.org
(213) 978-1287

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

Thursday, April 26, 2018
Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

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