

**LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, APRIL 26, 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 8:30 a.m. with Commission Vice President Renee Dake Wilson and Commissioners, Vahid Khorsand, Samantha Millman and Marc Mitchell in attendance.

Commissioners Caroline Choe and Dana Perlman were absent. Commissioner Veronica Padilla-Campos arrived at 8:42 a.m.

Also in attendance were Vincent Bertoni, Director of Planning, Kevin Keller, Executive Officer, 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 stated that the City Council approved the Permanent Supportive Housing ordinance and the Interim Motel Conversion ordinance. Kevin Keller, Executive Officer stated that the Home Sharing ordinance would be considered by the City Council soon.
- Donna Wong, Deputy City Attorney stated that the Court of Appeals upheld City Planning's approval of a studio project in Sun Valley.
- Minutes of Meeting:
Commissioner Millman moved to approve the Minutes of April 12, 2018. The action was seconded by Commissioner Dake Wilson and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

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- Rocky Wiles, Commission Office Manager presented the updates to the Commission's Rules and Operating Procedures.

Commissioner Dake Wilson moved to approve the recommended revisions to the submittal guidelines in Rule 4.3 of the Rules and Operating Procedures. The action was seconded by Commissioner Millman and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION:

There were no letters from Certified Neighborhood Councils.

ITEM NO. 3

GENERAL PUBLIC COMMENT:

No member from the public requested to address the Commission.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsideration.

ITEM NO. 5

CONSENT CALENDAR

There were no consent items.

Commissioner Ambroz called Item Nos. 6 and 7 to be heard concurrently as they are related to the same project. There was a separate motion for each case.

ITEM NO. 6

VTT-74315-1A

CEQA: ENV-2016-1061-EIR; SCH No. 2016081031

Area: Mission Hills – Panorama City – North Hills

Related Case: CPC-2016-2118-VZC-MCUP-CU-SPR-CDO-DD

Council District: 6 - Martinez

Last Day to Act: 05-05-18 Plan

PUBLIC HEARING HELD

PROJECT SITE: 14665 West Roscoe Boulevard
14665 – 14697 West Roscoe Boulevard;
8300 – 8406 North Cedros Avenue;
8321- 8413 North Tobias Avenue

Commissioner Veronica Padilla-Campos arrived at 8:42 a.m. before staff presented their report.

IN ATTENDANCE:

Mark Friedlander, City Planning Assistant, Milena Zasadzien, City Planner, Heather Bleemers, Senior City Planner, Luciralia Ibarra, Senior City Planner and Charles Rausch Jr., Acting Chief Zoning Administrator representing the Planning Department; Eran Fields, The ICON at Panorama, LLC, applicant; David Curtis and Jay Blatt, architect, representing the applicant; Richard Drury, Lozeau Drury, LLP representing Southwest Regional Council of Carpenters, LiUNA Local 300, appellant; Greg Wilkinson, Panorama City Neighborhood Council; Jim Dantona representing the Office of Councilmember Nuri Martinez.

Commissioner Ambroz recessed the meeting at 9:38 a.m. for a brief break. He resumed the meeting at 9:45 a.m. with Commissioners Dake Wilson, Khorsand, Millman, Mitchell and Padilla-Campos in attendance.

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 by the Commission:

Vesting Tentative Tract for the merger and resubdivision of an 8.9-acre site into 6 lots (1 master lot and 5 airspace lots) for a mixed-use development.

1. Find that the City Planning Commission has reviewed and considered the information contained in the Draft Environmental Impact Report No. ENV-2016-1061-EIR (SCH. No. 2016081031), dated April 2017; the Revised Draft EIR, dated August 2017; the Final EIR, dated February 2018; and Errata, dated March 2018 (collectively, The ICON at Panorama Project EIR); as well as the whole of the administrative record, and
2. Certify that:
 - a. The ICON at Panorama EIR has been completed in compliance with the California Environmental Quality Act (CEQA);

- b. The ICON at Panorama EIR was presented to the Advisory Agency as a decision-making body of the lead agency; and
 - c. The ICON at Panorama EIR reflects the independent judgment and analysis of the lead agency.
3. Adopt the following:
 - a. The related and prepared ICON at Panorama Environmental Findings;
 - b. The Statement of Overriding Considerations; and
 - c. The Mitigation Monitoring Program prepared for the ICON at Panorama EIR5;
4. Grant the appeal in part and sustain in part the Deputy Advisory Agency's determination to approve a Vesting Tentative Tract Map for the merger and resubdivision of a 8.9-acre (388,647-square-foot) site into six lots (one master ground lot and five airspace lots) for a mixed-use development;
5. Adopt the Conditions of Approval as modified by the Commission on the record; and
6. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 7

CPC-2016-2118-VZC-MCUP-CU-SPR-CDO-DD

CEQA: ENV-2016-1061-EIR; SCH No. 2016081031
Plan Area: Mission Hills-Panorama City-North Hills
Related Case: VTT-74315-1A

Council District: 6 – Martinez
Last Day to Act: 04-26-18

PUBLIC HEARING – Completed on March 20, 2018

PROJECT SITE: 14665 West Roscoe Boulevard
14665 – 14697 West Roscoe Boulevard;
8300 – 8406 North Cedros Avenue;
8321- 8413 North Tobias Avenue

IN ATTENDANCE:

Mark Friedlander, City Planning Assistant, Milena Zasadzien, City Planner, Heather Bleemers, Senior City Planner, Luciralia Ibarra, Senior City Planner and Charles Rausch Jr., Acting Chief Zoning Administrator representing the Planning Department; Eran Fields, The ICON at Panorama, LLC, applicant; David Curtis and Jay Blatt, architect, representing the applicant; Greg Wilkinson, Panorama City Neighborhood Council; Jim Dantona representing the Office of Councilmember Nuri Martinez.

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:

A mixed-use development consisting of up to 623 multi-family residential units and approximately 60,000 square feet of commercial uses, located within four buildings totaling up to 571,146 square-feet of floor area on an 8.9-acre site. Two six- and seven-story residential buildings (four or five stories of residential over two levels of above-ground parking) would be located along the western, northern, and central portions of the site. Commercial uses would be located within two separate one-story buildings on the eastern and southern portions of the site, separated by an approximately 17,000 square-foot plaza, and served by a central surface parking lot and ground-floor parking areas within the residential structure parking podiums. The Project includes demolition and removal of three existing vacant commercial buildings totaling 172,500 square feet of floor area and associated surface parking areas.

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 previously certified Environmental Impact Report No. ENV-2016-1061-EIR (SCH. No. 2016081031) (Draft EIR dated April 2017, Revised Draft EIR dated August 2017, Final EIR dated February 2018, and Errata dated March 2018), certified on March 27, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Approve and recommend that the City Council adopt a Vesting Zone Change from [Q]C2-1-CDO and [Q]P-1-CDO to (T)(Q)C2-1-CDO for the entire site and request to modify the existing [Q] Condition related to signage;
3. Approve a Master Conditional Use Permit to allow for the sale and dispensing of alcohol for on-site and off-site consumption;
4. Dismiss without Prejudice a Conditional Use Permit for restaurants with extended hours of operation past 11:00 p.m., and a maximum building height of 85 feet in lieu of a maximum allowable height of 45 feet;
5. Approve a Site Plan Review for a development project that creates 50 or more dwelling units and/or 50,000 gross square feet of non-residential floor area;
6. Approve a Design Review Plan Approval for the project;
7. Approve a Director's Decision for a six percent reduction in the required Open Space;
8. Adopt the Conditions of Approval as modified by the Commission on the record; and
9. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 8

CPC-2013-3319-DB-SPR

CEQA: ENV-2013-3320-EIR; SCH No. 2015061025
18

Plan Area: Silver Lake – Echo Park – Elysian Valley

Related Cases: VTT-72552; VTT-72553

Council District: 1 – Cedillo

Last Day to Act: 04-30-

PUBLIC HEARING – Completed February 28, 2018

PROJECT SITE: 1185, 1187, 1193, 1195, 1197, 1201, 1201 ½, 1205, 1205 ½, 1207, 1207 ½, 1211, 1215, 1221, 1225, 1229, 1233, 1239, 1243, 1245, 1247, 1247 ½ West Sunset Boulevard; 917 North Everett Street

IN ATTENDANCE:

Alejandro Huerta, City Planner, Luci Ibarra, Senior City Planner and Charlie Rausch, Acting Chief Zoning Administrator, representing the Planning Department; Dave Rand, Armbruster, Goldsmith & Delvac, LLP; Dana Sayles, three6ixty representing the applicant Fred Shaffer with Aragon (Sunset/Everett) Properties Corporation; Gerald Gubatan representing the Office of Councilmember Cedillo.

MOTION:

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

The Project would remove all uses on the Project Site, including a 3,000-square foot warehouse, a two-unit apartment building, two bungalow apartments, a 4,800 square-foot commercial building, surface parking lots and a car wash/repair shop along Sunset Boulevard to construct a mixed-use development (Sunset & Everett Mixed-Use Development) consisting of a 148,345 square foot Building A along Sunset Boulevard, containing 161 residential units and 3,078 square feet of ground-level retail, and a 49,513 square foot Building B, at the corner of Sunset Boulevard and Everett Street, containing 43 residential units and 8,256 square feet of ground-level retail space. Buildings A and B would contain a total of 204 residential units, 11,334 square feet of retail, a total of 294 parking spaces, and 236 bicycle parking spaces.

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 previously certified Sunset Everett Mixed-Use Development Project and Everett Small Lot Subdivision Environmental Impact Report (EIR) No. ENV-2013-3320-EIR, SCH No. 2015061025, certified on March 29, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Approve a Density Bonus Compliance Review, reserving seven percent, or 15 units, for Very Low Income Households, and utilizing Parking Option 1, for the mixed-use development (Sunset & Everett Mixed-Use Development) at 1185, 1187, 1193, 1195, 1197, 1201, 1201½, 1205, 1205½, 1207, 1207½, 1211, 1215, 1221, 1225, 1229, 1233, 1239, 1243, 1245, 1247, 1247½ West Sunset Boulevard and 917 North Everett Street, with the following incentives:
 - a. An On-Menu Incentive to permit a 25 percent increase in Floor Area Ratio (FAR) to permit a 1.85 FAR in lieu of 1.5 FAR otherwise permitted in the C2-1VL Zone;
 - b. A Waiver of Development Standard (Off-Menu) to permit:
 - i. A 15-foot height increase for a maximum height of 72 feet as measured from grade (66 feet as measured from plumb height) in lieu of a 57-foot base height for Building A;
 - ii. A 4-foot increase for a maximum height of 61 feet as measured from grade (59 feet as measured from plumb height) in lieu of a 57-foot base height for Building B;
 - iii. A six-story mixed-use building in lieu of a three-story building for Building A and a five-story mixed-use building in lieu of a three-story building for Building B; and
3. Approve a Site Plan Review for a project that would result in an increase of 50 or more dwelling units;

4. Adopt the Conditions of Approval as modified by the Commission on the record; and
5. Adopt the Findings.

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

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

Vote: 6 – 0

MOTION PASSED

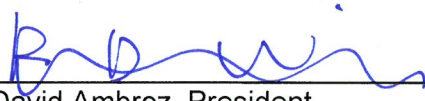
ITEM NO. 9

UPDATE ON FREEWAY ADJACENT DEVELOPMENT CONSIDERATIONS

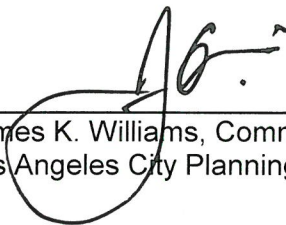
Shana Bonstin, Principal City Planner and Claire Bowin, Senior City Planner presented an overview of the air quality challenges facing Los Angeles and the greater Southern California Basin, the various strategies that are currently being explored to reduce mobile source emissions, and potential strategies to limit exposure to pollutant matter and noxious gases.

Doug Haines, East Hollywood Neighborhood Council spoke against development (school, residential, parks etc.) near freeways due to health related concerns.

There being no further business before the Commission, the meeting adjourned at 11:30 a.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

MAY 10 2018

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**