

## COMMISSION MEETING AUDIO

CITY PLANNING COMMISSION  
REVISED REGULAR MEETING AGENDA (CORRECTED)  
WEDNESDAY, MAY 23, 2018 after 8:30 a.m.  
VAN NUYS, COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR  
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401

CLICK ON THE [BLUE](#) LINKS BELOW TO LISTEN TO AUDIO FROM THE MEETING

**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 – May 10, 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 (5a)**

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-2017-4756-CU**

CEQA: ENV-2016-1388-MND-REC1  
Plan Area: Mission Hills-Panorama City-North Hills  
Related Case: 2016-1387-CU-SPR

Council District: 7 – Rodriguez  
Last Day to Act: 06-27-18

**PUBLIC HEARING** – Completed April 17, 2018

**PROJECT SITE:** 9334, 9342, 9346, 9356, 9400 and 9404 North Lemona Avenue

**PROPOSED PROJECT:**

The addition of a 37,654 square-foot lot to be utilized as open space playground and athletic field for a previously approved public charter high school (Valor Academy). There is no change in the previously approved enrollment cap of 500 students and no change in building layout or square-footage. The previously approved school includes a two-story 26,405 square-foot classroom building (34-feet in height) and a single-story 9,280 square-foot administration and multi-purpose building. Parking will continue to be provided by 64 automobiles and 104 bicycle parking spaces in a surface lot fronting Lemona Avenue. The school will operate with the previously approved hours of operation from 7:30 a.m. to 6:00 p.m., Monday through Saturday.

**REQUESTED ACTIONS:**

1. Based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2016-1388-MND adopted on August 17, 2016; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum dated March 16, 2018, no major revisions are required to the Mitigated Negative Declaration; and no subsequent EIR or negative declaration is required for approval of the project; and
2. Pursuant to Los Angeles Municipal Code Section 12.24 U.12, a Conditional Use to permit the use and maintenance of a 9th through 12th Grade charter high school within the RA-1 Zone;
3. Pursuant to Section 12-24 S, a Conditional Use to permit changes to parking requirements not to exceed 20 percent of the requirements otherwise required by the Code in order to provide 64 automobile parking stalls in lieu of the required 77 spaces; and
4. Pursuant to Section 12.24 F, a determination to permit the following area and height deviations:
  - a. A 12-foot front yard setback in lieu of the required 25 feet for automobile and bicycle parking; and
  - b. A building height of 34 feet in lieu of the permitted height of 30 feet.

**Applicant:** Hrag Hamalian, Bright Star Schools

Representative: Michael S. Woodward

**Staff:** JoJo Pewsawang, City Planner  
[jojo.pewsawang@lacity.org](mailto:jojo.pewsawang@lacity.org)  
(213) 978-1214

6. **DIR-2016-4510-DB-SPR-WDI-1A**  
CEQA: ENV-2016-4511-MND  
Plan Area: Hollywood

Council District: 13 - O'Farrell  
Last Day to Act: 05-23-18  
Continued From: 05-10-18

**PUBLIC HEARING REQUIRED**

At the meeting of May 10, 2018, the Commission voted to reconsider and continue the matter to the meeting of May 23, 2018.

**PROJECT SITE:** 1350-1360 North Western Avenue;  
5433-5499 West Fernwood Avenue;  
1377 North Serrano Avenue

**PROPOSED PROJECT:**

The construction and development of a seven-story mixed-use building with 203 multi-family residential units (60 studio units, 44 one-bedroom units, 74 two-bedroom units, and 25 three-bedroom units) and approximately 14,231 square feet of commercial space. The proposed project sets aside 17 units (11 percent of the base density) as Very Low Income units. The mixed-use building includes a maximum of seven stories (approximately 95 feet above grade at the highest point) with ground-floor commercial space and six levels of residential floors. The proposed project includes 188 on-site vehicular parking spaces, 239 bicycle parking spaces within one at grade and one subterranean level, and 24,061 square feet of open space.

**APPEAL:**

Appeal of the Director of Planning's determination to conditionally approve a Density Bonus Compliance Review, Site Plan Review, and Waiver of Dedication and Improvements for the project, pursuant to Sections 12.22 A.25, 16.05, and 12.37 I.2 of the Los Angeles Municipal Code respectively; and of the adoption of the Mitigated Negative Declaration, ENV-2016-4511-MND, mitigation measures and the Mitigation Monitoring Program, as the environmental clearance for the project.

**Applicant:** 1350 Deluxe Hollywood Investors  
Representative: Alexander DeGood, Cox, Castle & Nicholson, LLP

**Appellants:** Doug Haines, Leo Valenzuela, Ed Hunt, George Abrahams  
Representative: Robert Silverstein, The Silverstein Law Firm

**Staff:** Jason Hernández, Planning Assistant  
[jason.hernandez@lacity.org](mailto:jason.hernandez@lacity.org)  
(213) 978-1276

7. [DIR-2015-3566-DB-SPR-1A](#)  
CEQA: ENV-2015-3567-MND  
Plan Area: Hollywood

Council District: 13 – O'Farrell  
Last Day to Act: 05-28-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1276 North Western Avenue;  
5460 West Fountain Avenue

**PROPOSED PROJECT:**

The construction and development of a six-story, residential building with 75 multi-family residential units on a vacant lot. The proposed project sets aside seven (7) units (11 percent of the base density) as Very Low Income units and provides 108 on-site vehicular parking spaces, 103 bicycle parking spaces within two levels of subterranean parking, and 6,840 square feet of open space.

**APPEAL:**

Appeal of the Director of Planning's determination to conditionally approve a Site Plan Review for the project, pursuant to Section 16.05 of the Los Angeles Municipal Code; and of the adoption of the Mitigated Negative Declaration, mitigation measures and the Mitigation Monitoring Program, as the environmental clearance for the project.

**Applicant:** Isaac Cohanzad, Wiseman Development, Inc.  
Representative: Don Tolentino, Wiseman Development Inc.  
**Appellant:** Doug Haines, Ed Hunt, George Abrahams  
Representative: Robert Silverstein, The Silverstein Law Firm  
**Staff:** Jason Hernández, Planning Assistant  
[jason.hernandez@lacity.org](mailto:jason.hernandez@lacity.org)  
(213) 978-1276

8. [VTT-74377-1A](#)  
CEQA: ENV-2015-3940-MND  
Plan Area: Wilshire  
Related Case: DIR-2015-3939-DB-SPP-DI-SPR-1A

Council District: 13 – O'Farrell  
Last Day to Act: 05-25-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 235 North Hoover Street;  
3411, 3419, 3425, 3433, 3441 West Council Street;  
234 North Commonwealth Place

**PROPOSED PROJECT:**

Demolition of an existing, vacant Temple Community Hospital and associated uses; merger of eight (8) contiguous lots and a strip of excess street public right-of-way along Hoover Street (maximum width of 16.25 feet and area of 4,505 square feet) to create one 130,850-square-foot lot; resubdivision of the lot to create 221 residential condominium units; and construction, use and maintenance of a new five-story, 61-foot tall, multi-family residential complex with 221 dwelling units, of which 11 percent, or 19 units, will be set aside for Very Low Income Households in Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. The proposed project requires an export of approximately 60,000 cubic yards of earth material and removal of 54 non-protected trees located on site or in the public right-of-way along Council and Hoover Streets.

**APPEAL:**

Appeal of the Deputy Advisory Agency's determination to approve a Vesting Tentative Tract comprised of one (1) lot for a maximum 221-unit residential condominiums; and an appeal of the Mitigated Negative Declaration, mitigation measures and associated Mitigation Monitoring Program prepared for the project.

**Applicant:** Pinnacle 360 Hoover, LLC  
Representative: Andrew Fogg, Cox, Castle & Nicholson, LLP

**Appellant:** Susan Hunter, Coalition to Preserve Los Angeles

**Staff:** Nuri Cho, City Planning Associate  
[nuri.cho@lacity.org](mailto:nuri.cho@lacity.org)  
(213) 978-1177

9. **DIR-2015-3939-DB-SPP-DI-SPR-1A**

CEQA: ENV-2015-3940-MND  
Plan Area: Wilshire  
Related Case: VTT-74377-1A

Council District: 13 – O'Farrell  
Last Day to Act: 06-20-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 235 North Hoover Street;  
3411, 3419, 3425, 3433, 3441 West Council Street;  
234 North Commonwealth Place

**PROPOSED PROJECT:**

Demolition of an existing, vacant Temple Community Hospital and associated uses; merger of eight (8) contiguous lots and a strip of excess street public right-of-way along Hoover Street (maximum width of 16.25 feet and area of 4,505 square feet) to create one 130,850-square-foot lot; resubdivision of the lot to create 221 residential condominium units; and construction, use and maintenance of a new five-story, 61-foot tall, multi-family residential complex with 221 dwelling units, of which 11 percent, or 19 units, will be set aside for Very Low Income Households in Subarea B (Mixed Use Boulevards) of the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan. The proposed complex will contain approximately 261,184 square feet of floor area, 384 vehicular parking spaces, 138 bicycle parking spaces, and 36,680 square feet of usable open space. The project also proposes a 2,550-square-foot publicly accessible forecourt plaza located on-site along Council Street in lieu of the otherwise required pedestrian thoroughway per the SNAP. The proposed project requires an export of approximately 60,000 cubic yards of earth material and removal of 54 non-protected trees located on site or in the public right-of-way along Council and Hoover Streets.

**APPEAL:**

Appeal of the Planning Director's determination to adopt the Mitigated Negative Declaration, mitigation measures and associated Mitigation Monitoring Program prepared for the project, and to approve the following:

1. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, an On-Menu height incentive of the Density Bonus Compliance Review, allowing a 22-percent increase in the maximum allowable building height to permit 61 feet in lieu of the otherwise required 50 feet per the Vermont/Western Station Neighborhood Area Plan (SNAP) Specific Plan;
2. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance Review for the demolition of an existing, vacant hospital and associated uses; and the construction, use, and maintenance of a five-story, 61-foot-tall, multi-family residential complex containing 221 residential dwelling units, 261,184 square feet of floor area, and 384 parking spaces in Subarea B (Mixed Use Boulevards) of the SNAP;

3. Pursuant to LAMC Section 11.5.7 H, a Director's Interpretation of Map 1 of the SNAP to clarify that the southerly half of the vacated street (Lot VAC 84-29791 of Forest Park Subdivision No. 2 Tract, APN 5501004006) zoned R4-1 and adjoining Lots FR LT A, VAC ORD 25315, 21, 22, and 23 of the Forest Park Subdivision No. 2 Tract is located within the boundaries of Subarea B and therefore subject to the provisions, Development Standards and Design Guidelines of Subarea B of the SNAP;
4. Pursuant to LAMC Section 11.5.7 H, a Director's Interpretation of Section 8.H of the Specific Plan to clarify that 2,550 square feet of publicly accessible forecourt plaza located on site at the front of the building along Council Street may be provided in lieu of the otherwise required pedestrian thoroughway from Hoover Street to the opposite lot line; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project that creates 221 dwelling units.

**Applicant:** Pinnacle 360 Hoover, LLC  
Representative: Andrew Fogg, Cox, Castle & Nicholson, LLP

**Appellant:** Susan Hunter, Coalition to Preserve Los Angeles

**Staff:** Nuri Cho, City Planning Associate  
[nuri.cho@lacity.org](mailto:nuri.cho@lacity.org)  
(213) 978-1177

10. **CPC-2016-2944-VZC-SPR-DB-CDO**  
CEQA: ENV-2016-2945-MND  
Plan Area: Van Nuys-North Sherman Oaks

Council District: 6 – Martinez  
Last Day to Act: 06-06-18

**PUBLIC HEARING** – Completed April 13, 2018

**PROJECT SITE:** 6569 -6581 North Van Nuys Boulevard;  
14506 - 14534 West Kittridge Street

**PROPOSED PROJECT:**

Demolition of 3 commercial buildings and a surface parking lot, and the construction, use and maintenance of a 6-story mixed-use building providing approximately 157,100 square feet of floor area, including 18,400 square feet of ground floor commercial retail space, and 174 units of apartment housing, including 10 units set aside for Very Low Income Households, with 348 residential parking spaces (including 18 mechanical lift spaces), 67 commercial parking spaces, and 20,489 square feet of open space, constructed to a maximum height of 75 feet (top of loft), on an approximately 56,289 square foot site (1.29 acres). A total of 51,000 cubic yards of soil export is proposed in order to construct two levels of subterranean parking, to a depth of approximately 22 feet below natural grade. None of the existing street trees along Van Nuys Boulevard are proposed to be removed or disturbed.

**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-2016-2945-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 LAMC Section 12.32 Q, a Vesting Zone Change from [Q]C2-1L-CDO to (T)(Q)RAS4-1L-CDO, and from [Q]P-1VL-CDO to (T)(Q)RAS4-1VL-CDO; and a modification of the Van Nuys Central Business District CDO [Q] Condition No. 4.a., to allow the main entry doors of ground floor commercial business to be recessed from the front lot



- line (i.e., Van Nuys Boulevard) a maximum of 14 feet 9 inches (a total of 177 inches), in lieu of a maximum of 36 inches;
3. Pursuant to LAMC Section 16.05, a Site Plan Review, for a development project consisting of 50 or more units;
  4. Pursuant to LAMC Section 12.22 A 25(g)(2), a Density Bonus, to allow a 23.4 percent (33 units) increase in density;
  5. Pursuant to LAMC Section 12.22 A 25(g)(3), one Off-Menu Incentive permitting an additional 25 feet in building height, and an additional three stories within the portion of the site currently zoned [Q]P-1VL-CDO, in lieu of the otherwise maximum permitted height of 50 feet and 3 stories (in the requested RAS4 Zone), in exchange for setting aside 10 units (7 percent of the base density) for Very Low Income Households; and
  6. Pursuant to LAMC Section 13.08 E.3(a), a Design Overlay Approval, for a project located within the Van Nuys Central Business District (CBD) Community Design Overlay District (CDO).

**Applicant:** 6569 Van Nuys LLC; Saviers Van Nuys LLC  
Representative: Boaz Miodovsky, Ketter Design

**Staff:** Peggy Malone-Brown, City Planning Associate  
[peggy.malone-brown@lacity.org](mailto:peggy.malone-brown@lacity.org)  
(818) 374-5036

11. [CPC-2017-5245-DB-CDO](#)  
CEQA: ENV-2017-5246-CE  
Plan Area: Reseda - West Van Nuys

Council District: 3 – Blumenfield  
Last Day to Act: 06-27-18

## **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 7219 – 7227 North Canby Avenue

### **PROPOSED PROJECT:**

Construction of a four-story, 54-foot-high, 14,180 square foot affordable Senior Independent Housing development comprised of 26 dwelling units, 100 percent of which are designated for Low and Very Low Income Households, and 8,805 square feet of ancillary Floor Area on a vacant lot. A total of six (6) vehicle parking spaces, 26 long-term bicycle parking spaces, and four (4) short-term bicycle parking spaces will be provided. The Project includes grading up to 500 cubic yards of exported soil.

### **REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, and Exemption from CEQA pursuant to State CEQA Guidelines, Section 15332 and Class 32 (Infill Development) of the City CEQA Guidelines, and 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(g)(2), a Density Bonus request for On-Menu Incentives, to allow a height of 54 feet in lieu of 45 feet in the [Q]C2-2D-CDO Zone;
3. Pursuant to LAMC Section 12.22 A.25(g)(3), Density Bonus requests for Waiver or Modification of Development Standards not on the menu for five (5) incentives to allow:
  - a. Reduction in parking from the required 13 vehicle parking spaces to six (6) vehicle parking spaces;
  - b. Relief from the [Q] Condition (Ordinance No. 176,558) to allow a reduction in the required residential setback on the ground floor from 100 feet as measured from the building frontage to a depth of 0 feet as measured from the building frontage;

- c. Reduction from the required side yard setback from seven (7) feet to five (5) feet on the north side of the lot;
  - d. Reduction from the required side yard setback from seven (7) feet to five (5) feet on the south side of the lot; and
  - e. Reduction from the required rear yard setback from 16 feet to seven (7) feet in the [Q]C2-2D-CDO Zone.
4. Pursuant to LAMC Section 13.08 E, a Community Design Overlay Approval for a project located within the Reseda Central Business District Community Design Overlay District.

**Applicant:** Tyler Monroe, Thomas Safran & Associates  
Representative: Veronica Becerra, Rabuild Commercial Services

**Staff:** Tracy Williams, Planning Assistant  
[tracy.d.williams@lacity.org](mailto:tracy.d.williams@lacity.org)  
(818) 374-9910

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

**Thursday, June 14, 2018**  
Los Angeles City Hall  
Council Chamber, Room 340  
200 North Spring Street  
Los Angeles, CA 90012

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](mailto:cpc@lacity.org).