

## COMMISSION MEETING AUDIO

CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, JUNE 28, 2018 after 8:30 a.m.  
VAN NUYS, COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR  
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401

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### 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 – June 14, 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-2015-4184-GPA-ZC-BL-SPR**

CEQA: ENV-2015-4183-MND-REC1

Plan Area: Mission Hills-Panorama City-North Hills

Related Case: VTT-73939-CN-2A

Council District: 7 – Rodriguez

Last Day to Act: 08-07-18

Continued From: 06-14-18

**PUBLIC HEARINGS** – Completed August 30, 2016; October 27, 2016 (CPC); March 28, 2017(PLUM); April 25, 2017(PLUM); May 11, 2017(CPC); October 3, 2017(PLUM); October 11, 2017 (City Council); June 14, 2018

**PROJECT SITE:** 9433 Sepulveda Boulevard;  
15500 – 15508 Plummer Street

**PROPOSED PROJECT:**

The development of a 75-unit residential condominium project in 15 separate townhome style buildings spread throughout the entire site with private yards, individual garages with two parking spaces for each unit, common open space park areas, and an interior common access area for vehicles. Each of the separate 15 townhome style buildings will include 3 to 6 units, with two or three bedroom units ranging in size between approximately 1,190 to 1,543 square feet. The townhomes will be two to three stories with a maximum height of 41 feet. The project includes a total of 169 parking spaces.

**REQUESTED ACTIONS:**

1. Find based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration No. ENV-2015-4183-MND (REC-1) adopted on April 28, 2017, and pursuant to CEQA Guidelines, Section 15162 and 15164, as supported by the Addendum dated May 23, 2018, no major revisions are required to the Mitigated Negative Declaration, the Mitigation Monitoring Program and no subsequent EIR or negative declaration is required for approval of the project;
2. Pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment from Medium Residential and Low Residential to Low Medium II Residential, to have a uniform Plan designation on the project site;
3. Pursuant to LAMC Section 12.32, a Zone Change from R3-1 and RA-1 to RD1.5, to have uniform zoning on the project site;
4. Pursuant to LAMC Section 12.32 R, removal of a 22-foot building line along Plummer Street; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for the construction, use and maintenance of a project that results in 50 or more residential units.

**Applicant:** Randi Bach  
Representative: Eric Lieberman, QES

**Staff:** Laura Frazin-Steele, City Planner  
[laura.frazin-steele@lacity.org](mailto:laura.frazin-steele@lacity.org)  
(818) 374-9919

7. [CPC-2017-4346-CU-DB](#)  
CEQA: ENV-2017-4347-CE  
Plan Area: Wilshire  
Related Cases: VTT-78211-CN  
VTT-78212-CN; CPC-2017-4369-CU-DB

Council District: 10 – Wesson  
Last Day to Act: 06-28-18

**PUBLIC HEARING** – Completed March 28, 2018

**PROJECT SITE:** 849 South Fedora Street  
837, 839, 841, 843, 849 ½, 851 South Fedora Street

**PROPOSED PROJECT:**

Demolition of three existing multi-family residential structures and surface parking lots and construction, use, and maintenance of a new, seven-story, 83-feet, seven inches in height, 75-unit multi-family residential building. The proposed project sets aside seven units (12 percent of the base density) for Very Low Income Households. The proposed project will measure a total of 76,228 square feet of floor area on a 21,330 square-foot lot (4.9:1 Floor Area Ratio). The proposed project provides 75 automobile parking spaces, 75 long-term bicycle parking spaces, and eight short-term bicycle parking spaces within two levels of subterranean parking.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, an Exemption from CEQA, pursuant to State CEQA Guidelines, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus to permit a 35 percent Density Bonus with 11 percent of the base density set aside for Very Low Income Households and utilizing Assembly Bill 744 parking option of 0.5 parking spaces per bedroom; and
3. Pursuant to LAMC Section 12.24 U.26, a Conditional Use to permit a 37.5 percent Density Bonus for a Housing Development Project with a total of 75 residential units, with seven units (12 percent of the base density) set aside for Very Low Income Households, in lieu of the base density of 54 residential units, utilizing Assembly Bill 744 parking option of 0.5 parking spaces per bedroom, and pursuant to LAMC Section 12.24 F:
  - a. Permit an eight-foot, six-inch southerly side yard setback in lieu of the required 10-foot southerly side yard setback otherwise required in the R4 Zone pursuant to LAMC Section 12.11 C.

**Applicant:** Mark Ross, CGI Strategies; Fedora Bliss, LLC  
Representative: Jerome Buckmelter, Jerome Buckmelter Associates

**Staff:** William Hughen, Planning Assistant  
[william.hughen@lacity.org](mailto:william.hughen@lacity.org)  
(213) 978-1182

**CPC-2017-4369-CU-DB**

CEQA: ENV-2017-4347-CE

Plan Area: Wilshire

Related Cases: VTT-78212-CN

VTT-78211-CN; CPC-2017-4346-CU-DB

Council District: 10 – Wesson

Last Day to Act: 6-28-18

**PUBLIC HEARING** – Completed March 28, 2018**PROJECT SITE:** 826 – 840 South Mariposa Street**PROPOSED PROJECT:**

Demolition of three existing, multi-family, residential structures and surface parking lots and the construction, use, and maintenance of a new, seven-story, 85 feet in height, 98-unit multi-family residential building. The proposed project sets aside 12 units (19 percent of the base density) for Very Low Income Households. The proposed project will measure a total of 90,968 square feet of floor area on a 24,992 square-foot lot (4.9:1 Floor Area Ratio). The proposed project provides 98 automobile parking spaces, 98 long-term bicycle parking spaces, and 10 short-term bicycle parking spaces within two levels of subterranean parking.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, an Exemption from CEQA, pursuant to State CEQA Guidelines, Section 15332 (Class 32), and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to State CEQA Guidelines Section 15300.2, applies;
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus to permit a 35 percent Density Bonus with 11 percent of the base density set aside for Very Low Income Households and utilizing Assembly Bill 744 parking option of 0.5 parking spaces per bedroom; and
3. Pursuant to LAMC Section 12.24 U.26, a Conditional Use to permit a 55 percent Density Bonus for a Housing Development Project with a total of 98 residential units, with 12 units – (19 percent of the base density) set aside for Very Low Income Households, in lieu of the base density of 63 residential, and utilizing Assembly Bill 744 parking option of 0.5 parking spaces per bedroom.

**Applicant:** Mark Ross, CGI Strategies; Fedora Bliss, LLC  
Representative: Jerome Buckmelter Associates

**Staff:** Joann Lim, City Planning Associate  
[joann.lim@lacity.org](mailto:joann.lim@lacity.org)  
(213) 978-1341

9. **DIR-2017-3172-DB-SPP-SPR-WDI-1A**

CEQA: ENV-2017-3173-CE

Plan Area: Encino-Tarzana

Council District: 5 – Koretz

Last Day to Act: 07-01-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 16161 West Ventura Boulevard;  
(16151-16201 West Ventura Boulevard)

**PROPOSED PROJECT:**

Demolition and removal of two commercial-office buildings and a surface parking lot, and the construction, use, and maintenance of an approximately 106,846 square-foot, 114-unit, multi-family

residential development, inclusive of 32 studio units, 65 one-bedroom units, 15 two-bedroom units, and two live-work units. The proposed project will set aside 11 units (11 percent of the base density) for Very Low Income Household occupancy. The building is proposed to be 86 feet (at its highest point) built to six stories plus a mezzanine. The total floor area ratio of the proposed development is 2.7:1. The proposed project provides 114 automobile parking spaces and 126 bicycle parking spaces. On-site parking is provided partially on the ground floor and within a parking garage located below the building on two subterranean levels.

**APPEAL:**

Appeal of the Planning Director's determination that the project is categorically exempt from CEQA pursuant to CEQA Guidelines, Section 15332, Article 19 (Class 32), as the environmental clearance for the project, and of the Planning Director's approval of:

1. A 15 percent Density Bonus (with 11 percent of the base number of units set aside for Very Low Income Households), pursuant to LAMC Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), for a project totaling 114 dwelling units, reserving 11 units for Very Low Income Household occupancy for a period of 55 years and two On-Menu Incentives as follows:
  - a. Pursuant to LAMC Section 12.22 A.25(f)(4)(ii), a maximum allowable Floor Area Ratio (FAR) of 2.7:1 in lieu of the otherwise permitted 1.25:1 FAR; and
  - b. Pursuant to LAMC Section 12.22 A.25(f)(5), a maximum 11-foot increase to the permitted height limit (where applicable), allowing a maximum 86 feet in height in lieu of the otherwise permitted 75 feet.
2. A Project Permit Compliance Review, pursuant to LAMC 11.5.7 C, to permit the construction of a new residential project with 114 dwelling units on a 39,421 square-foot lot within the Ventura - Cahuenga Boulevard Corridor Specific Plan; and
3. A Site Plan Review, pursuant to LAMC Section 16.05, for a development project which creates or results in an increase of 50 or more dwelling units.

**Applicant:** Steven Gryczman, Encino Investors, LLC  
Representative: Brad Rosenheim, Heather Waldstein,  
Rosenheim & Associates, Inc.

**Appellants:** Anita Barrett, Jesse R. Woods, Gerald A. Silver, Homeowners of Encino

**Staff:** Courtney Shum, City Planner  
[courtney.shum@lacity.org](mailto:courtney.shum@lacity.org)  
(213) 978-1916

10. [TT-70786-REV-1A](#)  
CEQA: ENV-2012-3536-MND-REC1  
Plan Area: Westchester – Playa del Rey  
Related Case: DIR-2012-3537-CDP-DB-SPR-MEL-1A

Council District: 11 – Bonin  
Last Day to Act: 06-28-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 138, 140 and 142 East Culver Boulevard;  
6911, 6913, 6915, and 6917 Vista del Mar

**PROPOSED PROJECT:**

Construction of a four-story, 79,493 square-foot mixed-use development comprised of 7,507 square feet of ground floor commercial use (6,007 square feet of retail use and 1,500 square feet of restaurant use), 72 dwelling units, and 123 parking spaces on the ground floor and within one subterranean level. The development includes a Reversion to Acreage to merge portions of the right-of-way along Culver Boulevard and Trolley Place, and the Vacation of Vista Del Mar Lane (alley), resulting in a net lot area of

41,223 square feet and includes grading and excavation necessary for the project.

**APPEAL:**

Appeal of the Advisory Agency's determination to adopt the Mitigated Negative Declaration ENV-2012-3536-MND-REC1, mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration and of the Deputy Advisory Agency's approval of a Tentative Tract Map to allow the Reversion to Acreage to merge a 10-foot wide portion of Culver Boulevard, a variable strip of land along Trolley Place, and the Vacation of a 20-foot wide alley, Vista Del Mar Lane.

**Applicant:** Edward Czuker, Legado Companies  
Representative: Benjamin Reznik, Jeffer, Mangels, Butler, Mitchell, LLP

**Appellant:** Kathryn Schwertfeger

**Staff:** Juliet Oh, City Planner  
[juliet.oh@lacity.org](mailto:juliet.oh@lacity.org)  
(213) 978-1186

11. **DIR-2012-3537-CDP-DB-SPR-MEL-1A**

CEQA: ENV-2012-3536-MND-REC1  
Plan Area: Westchester – Playa del Rey  
Related Case: TT-70786-REV-1A

Council District: 11 – Bonin  
Last Day to Act: 06-28-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 138, 140 and 142 East Culver Boulevard;  
6911, 6913, 6915, and 6917 Vista del Mar

**PROPOSED PROJECT:**

Construction of a four-story, 79,493 square-foot mixed-use development comprised of 7,507 square feet of ground floor commercial use (6,007 square feet of retail use and 1,500 square feet of restaurant use), 72 dwelling units, and 123 parking spaces on the ground floor and within one subterranean level. The development includes a Reversion to Acreage to merge portions of the right-of-way along Culver Boulevard and Trolley Place, and the Vacation of Vista Del Mar Lane (alley), resulting in a net lot area of 41,223 square feet and includes grading and excavation necessary for the project.

**APPEAL:**

Appeal of the Planning Director's determination to adopt Mitigated Negative Declaration, ENV-2012-3536-MND-REC1, mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration and of Planning Director's conditional approval of:

1. A Coastal Development Permit, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2;
2. Two On-Menu Density Bonus Incentives, pursuant to LAMC Section 12.22 A.25, for:
  - a. A Floor Area Ratio of 3:1 in lieu of the maximum permitted 1.5:1; and
  - b. A 25 percent increase in the height requirement, allowing 48 feet in height in lieu of the maximum permitted 37 feet.
3. A Site Plan Review, pursuant to LAMC Section 16.05; and
4. A Mello Act Compliance Review, pursuant to California Government Code Sections 65590 and 65590.1 (commonly called the Mello Act) and the City of Los Angeles Interim Administrative Procedures for Complying with the Mello Act.

**Applicant:** Edward Czuker, Legado Companies



Representative: Ben Reznik, Jeffer, Mangels, Butler, Mitchell, LLP

**Appellants:** Kent Genzlinger; Michelle Kim; Kathryn Schwertfeger; Philip Gearhardt; Susan Shehab, Julie Ross; Richard Santilena; Marcia Hanscom; Julie Inouye; and Adriana Cascarano

**Staff:** Juliet Oh, City Planner  
[juliet.oh@lacity.org](mailto:juliet.oh@lacity.org)  
(213) 978-1186

12. [\*\*CPC-2018-2005-ZC\*\*](#)  
CEQA: ENV-2015-301-MND  
Plan Area: Mission Hills – Panorama City – North Hills

Council District: 6 - Martinez  
Last Day to Act: 09-11-18

**PUBLIC HEARING** – Completed June 14, 2018

**PROJECT SITE:** 7662 -7700 North Woodman Avenue;  
7711 North Ventura Canyon Avenue

**PROPOSED PROJECT:**

A City-initiated ordinance to revise the existing zoning in accordance with Government Code Section 65860 (c).

**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, ENV-2015-301-MND, as adopted on May 26, 2017, ("Mitigated Negative Declaration"), and no subsequent, EIR, negative declaration, or addendum is required for approval of the project; and
2. Pursuant to LAMC Section 12.32 A, a Zone Change from M1-1 and RSP-1 to RAS4-1.

**Applicant:** City of Los Angeles

**Staff:** Daniel Skolnick, City Planning Associate  
[daniel.skolnick@lacity.org](mailto:daniel.skolnick@lacity.org)  
(818) 374-7556

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

**Thursday, July 12, 2018**

Los Angeles City Hall  
Council Chamber, Room 340  
200 North Spring Street  
Los Angeles, CA 90012

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