

**LOS ANGELES CITY PLANNING COMMISSION**  
**OFFICIAL MINUTES**  
**THURSDAY, JUNE 28, 2018**

VAN NUYS CITY COUNCIL CHAMBERS  
14410 SYLVAN STREET, 2<sup>ND</sup> 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.

James Williams, Commission Executive Assistant called the meeting to order at 8:43 a.m. in the absence of the President and Vice President. Commissioners Caroline Choe, Vahid Khorsand, Karen Mack, Samantha Millman, Marc Mitchell and Dana Perlman were in attendance.

Commission President David Ambroz and Vice President Renee Dake Wilson were not in attendance.

Commissioner Perlman nominated Commissioner Khorsand to chair the meeting. Commissioner Millman seconded the motion and the vote proceeded as follows:

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

**Vote: 6 – 0**

**MOTION PASSED**

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

**Vote: 6 – 0**

**MOTION PASSED**

Commissioner Padilla Campos arrived at the meeting at 8:45 a.m.

Also in attendance were Kevin Keller, Executive Officer; Lisa Webber, Deputy Planning Director and Donna Wong, Deputy City Attorney. Commission Office staff present were James Williams, Commission Executive Assistant; Rocky Wiles, City Planner; and Cecilia Lamas, Senior Administrative Assistant.

## **DIRECTOR'S REPORT AND COMMISSION BUSINESS**

- Kevin Keller, Executive Officer, made the following announcements:
  - A key milestone for the Department was reached recently regarding the Transit Neighborhood Plan Expo Rail Corridor in the West Side. This is a 5-year effort, which the Commission endorsed in November of 2017. PLUM unanimously endorsed the plan this week and is now moving onto Council. Some of the key changes proposed by the Committee relate to Pico Boulevard, which in that area backs up onto single-family dwellings. The Committee imposed regulations related to transitional height to ensure a smooth transition and it removed density restrictions so that buildings can have more units.
  - The City Council also approved the Baldwin Hills Crenshaw Plaza and City Market Project.
- Donna Wong, Deputy City Attorney reported that on June 27, 2018, the City Attorney's Office received the court ruling on the Palladium Project which was before the Commission in 2015. The court upheld the Commission's decision on all claims. The appeal period on the ruling has not ran out yet.
- Minutes of Meeting:  
Commissioner Millman, moved to approve the minutes of June 14, 2018. Commissioner Padilla Campos, seconded the motion and the vote proceeded as follows:

Moved: Millman

Seconded: Padilla Campos

Ayes: Choe, Khorsand, Mack, Mitchell, Perlman

Absent: Ambroz, Dake Wilson

**Vote: 7 – 0**

**MOTION PASSED**

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### **ITEM NO. 2**

## **NEIGHBORHOOD COUNCIL PRESENTATION**

There were no letters from Certified Neighborhood Councils.

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### **ITEM NO. 3**

## **GENERAL PUBLIC COMMENT**

Several members from the public addressed the Commission.

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### **ITEM NO. 4**

## **RECONSIDERATIONS**

There were no requests for reconsideration.

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### **ITEM NO. 5**

## **CONSENT CALENDAR**

There was one item in the Commission's Consent Calendar.

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### **ITEM NO. 5a**

There were no items in the Consent Calendar

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### **ITEM NO. 6**

Commissioner Karen Mack stated that she had listened to the audio for this item from the Commission's previous meeting of June 14, 2018.

#### **CPC-2015-4184-GPA-ZC-BL-SPR**

CEQA: ENV-2015-4183-MND-REC1  
18

Plan Area: Mission Hills-Panorama City-North Hills  
Related Case: VTT-73939-CN-2A

Council District: 7 – Rodriguez  
Last Day to Act: 08-07-

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

#### **IN ATTENDANCE:**

Laura Franzin Steele, City Planner; Michelle Levy, Senior City Planner and Blake Lamb, Principal City Planner representing the Department; Eric Lieberman, QES, representing the applicant; Humberto Quintana, representing the Office of Councilmember Rodriguez

#### **MOTION:**

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

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.

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 and no subsequent EIR or negative declaration is required for approval of the project;
2. Approve and recommend that the City Council adopt a resolution approving a General Plan Amendment from Medium Residential and Low Residential to Low Medium II Residential

- across the entire site;
3. Approve and recommend that the City Council adopt the Zone Change from the existing R3-1 and RA-1 to (T)(Q)RD1.5-1 as set forth in Section 12.32 of the Los Angeles Municipal Code (LAMC), subject to the attached conditions;
  4. Approve and recommend that the City Council adopt the removal of a 22-foot building line along Plummer Street;
  5. Approve a Site Plan Review for the construction, use, and maintenance of 75 dwelling units, 169 parking spaces, 38,115 square foot common and private open space areas, and an existing cellular tower site to remain;
  6. Adopt the Conditions of Approval as modified by the Commission; and
  7. Adopt the Findings.

The motion was seconded by Commissioner Millman. Commissioner Perlman offered a friendly amendment to his motion further modifying the Conditions of Approval. Commissioner Millman agreed to the modification and the vote proceeded as follows:

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

**Vote: 7 – 0**

**MOTION PASSED**

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The Chair took Item No. 12 out of order.

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**ITEM NO. 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

**IN ATTENDANCE:**

Daniel Skolnick, City Planning Associate; Andy Rodriguez, City Planner; David Olivo, Senior City Planner and Blake Lamb, Principal City Planner

**MOTION:**

Commissioner Padilla Campos put forth the actions below, in conjunction with the approval of the following project with modifications to the Q Conditions:

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

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 Mitigated Negative Declaration, No. ENV-2015-301-MND, adopted on May 26, 2017; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Deny the requested Zone Change from M1-1 to RSP-1 to [Q]RAS4-1;
3. Approve and recommend that the City Council adopt a Zone Change from M1-1 and RSP-1 to [Q]RAS3-1, for the site with modified Conditions of Approval; and
4. Adopt the Findings.

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

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

**Vote: 7 – 0**

**MOTION PASSED**

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The Commission took a brief recess at 10:02 a.m. and resumed at 10:08 a.m. with Commissioners Choe, Khorsand, Mack, Millman, Mitchell, Padilla Campos and Perlman. The Chair took Item No. 9 out of order.

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**ITEM NO. 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 HELD**

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

**IN ATTENDANCE:**

Courtney Shum, City Planner; Nick Hendricks, Senior City Planner and Charlie Rausch, Principal City Planner; Anita Barrett, Jesse R. Woods, Elliot Cohen, Homeowners of Encino, appellant; Steven Gryczman, Encino Investors, LLC, applicant; Brad Rosenheim, Rosenheim & Associates, Inc., and Dave Rand, Ambruster, Goldsmith & Delvac, applicant's representatives

**MOTION:**

Commissioner Millman 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 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.

1. Determine that the project is Categorically Exempt (ENV-2017-3173-CE) from environmental review pursuant to Section 21080 of the California Public Resources Code, and Article 19, Class 32 of the CEQA Guidelines;
2. Approve in part and deny in part the appeal of the Director's Determination approving a Density Bonus/Affordable Housing Incentives Compliance Review, Project Permit Compliance Review, and Site Plan Review;
3. Sustain the Director's Determination approving a Density Bonus/Affordable Housing Incentives Compliance Review, Project Permit Compliance Review, and Site Plan Review
4. Adopt the Revised Conditions of Approval as recommended by staff; and
5. Adopt the Findings.

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

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

**Vote: 7 – 0**

#### **MOTION PASSED**

Commissioner Millman moved to reconsider the Commission's action. Commissioner Perlman seconded the motion. The vote proceeded as follows:

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

**Vote: 7 – 0**

#### **MOTION PASSED**

#### **MOTION:**

Commissioner Millman 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 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.

1. Determine that the project is Categorically Exempt (ENV-2017-3173-CE) from environmental review pursuant to Section 21080 of the California Public Resources Code, and Article 19, Class 32 of the CEQA Guidelines;
2. Approve in part and deny in part the appeal of the Director's Determination approving a Density Bonus/Affordable Housing Incentives Compliance Review, Project Permit Compliance Review, and Site Plan Review;
3. Sustain the Director's Determination approving a Density Bonus/Affordable Housing Incentives Compliance Review, Project Permit Compliance Review, and Site Plan Review
4. Adopt the Revised Conditions of Approval as recommended by staff and the Technical Modification dated June 26, 2018 submitted by staff; and
5. Adopt the Findings.

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

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

**Vote: 7 – 0**

**MOTION PASSED**

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**ITEM NO. 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

**IN ATTENDANCE:**

Joann Lim, Planning Assistant; Oliver Netburn, City Planner; Nick Hendricks, Senior City Planner and Charlie Rausch, Principal City Planner, representing the Department; Mark Ross, CGI Strategies, Fedora Bliss, LLC, applicant; Jerome Buckmelter Associates, representing the applicant; Jordan Beroukhim, Planning Deputy, Office of Council President Wesson

Public testimony was heard on this matter.

The Commission proposed to continue the matter to the meeting of September 13, 2018. Mark Ross, applicant, stated that he agreed to the continuance.

**MOTION:**

Commissioner Choe moved to continue the matter to the City Planning Commission Meeting of September 13, 2018. Commissioner Padilla Campos seconded the motion and the vote proceeded as follows:

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

**Vote: 7 – 0**

**MOTION PASSED**

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**ITEM NO. 8**

**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

Public testimony was not heard on this matter.

**IN ATTENDANCE:**

Joann Lim, City Planning Associate; Oliver Netburn, City Planner; Nick Hendricks, Senior City Planner and Charlie Rausch, Principal City Planner, representing the Department; Mark Ross, CGI Strategies, Fedora Bliss, LLC, applicant; Jerome Buckmelter Associates, representing the applicant

The Commission proposed to continue the matter to the meeting of September 13, 2018. Mark Ross, applicant, stated that he agreed to the continuance.

**MOTION:**

Commissioner Choe moved to continue the matter to the City Planning Commission Meeting of September 13, 2018. Commissioner Padilla Campos seconded the motion and the vote proceeded as follows:

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

**Vote: 7 – 0**

**MOTION PASSED**



The Commission took a brief recess at 11:44 a.m. and resumed at 11:54 a.m. with Commissioners Choe, Khorsand, Millman, Mitchell, Padilla Campos and Perlman. Commissioner Mack left the meeting at approximately 11:55 a.m.

The Chair announced that Item Nos. 9 and 10 would be heard together as they are related to the same project, however that separate actions would be taken for each item. Each appellant received 3 minutes to present his/her appeal. The appellant for Item No. 10 received a total of 6 minutes. Seven appellants addressed the Commission, including the appellant for Item No. 10. The applicant was given a total of 24 minutes to address the Commission.

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### ITEM NO. 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 HELD**

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

#### **IN ATTENDANCE:**

Juliet Oh, City Planner and Debbie Lawrence, Senior City Planner representing the Department; Kathryn Schwertfeger, appellant; Ben Reznik and Neil Brower, Jeffer, Mangels, Butler, Mitchell, LLP, applicant's representatives

The Commission recessed the meeting for lunch at approximately 1:00 p.m. prior to public testimony and reconvened at 1:27 p.m. with Commissioners Choe, Khorsand, Millman, Mitchell and Perlman present. Commissioner Padilla Campos left meeting at approximately 1:15 p.m.

#### **MOTION:**

Commissioner Millman put forth the actions below, in conjunction with the approval of the following 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.

1. Find, pursuant to CEQA Guidelines Section 1507 4(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2012- 3536-MND-REC1, as recirculated on August 14, 2014, ("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, including Staff's recommended Technical Modification dated June 27, 2018;
2. Deny the appeal;
  3. Sustain the action of the Deputy Advisory Agency in approving TT-70786-REV (Revised Map date-stamped April 17, 2017);
  4. Adopt the Conditions of Approval; and
  5. Adopt the Findings.

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

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

**Vote: 5 – 0**

**MOTION PASSED**

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**ITEM NO. 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

**IN ATTENDANCE:**

Juliet Oh, City Planner and Debbie Lawrence, Senior City Planner representing the Department; Kent Genzlinger, Michelle Kim, Kathryn Schwertfeger, Philip Gearhardt, Julie Ross, Marcia Hanscom and Noah Weiss representing Julie Inouye, appellants; Ben Reznik and Neil Brower, Jeffer, Mangels, Butler, Mitchell, LLP, applicant's representatives

The Commission recessed the meeting for lunch at approximately 1:00 p.m. prior to public testimony and reconvened at 1:27 p.m. with Commissioners Choe, Khorsand, Millman, Mitchell and Perlman present. Commissioner Padilla Campos left meeting at approximately 1:15 p.m.

**MOTION:**

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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-2012- 3536-MND-REC1, as recirculated on August 14, 2014, ("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, including Staff's recommended Technical Modification dated June 27, 2018;
2. Deny the appeal;
3. Sustain the Director of Planning's determination to conditionally approve a Coastal Development Permit, two On-Menu Density Bonus Affordable Housing Incentives, a Site Plan Review, and Mello Act Compliance Review for the project;
4. Adopt the Conditions of Approval, as modified by the Commission; and
5. Adopt the Findings.

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

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

**Vote: 4 – 1**

**MOTION FAILED**

There being no further business before the Commission, the meeting adjourned at 3:00 p.m.

  
Vahid Khorsand, Chair  
Los Angeles City Planning Commission

  
Caroline Choe, Co-Chair  
Los Angeles City Planning Commission

  
James K. Williams, Commission Executive Assistant II  
Los Angeles City Planning Commission

**ADOPTED**  
CITY OF LOS ANGELES

**JUL 12 2018**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**