

**LOS ANGELES CITY PLANNING COMMISSION**  
**OFFICIAL MINUTES**  
**THURSDAY, JULY 26, 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.

Commission President David Ambroz called the regular meeting to order at 8:31 a.m. with Commission Vice President Renee Dake Wilson and Commissioners, Samantha Millman, Vahid Khorsand, Veronica Padilla Campos and Dana Perlman in attendance. Commissioner Karen Mack arrived at 8:49 a.m.

Commissioners Caroline Choe and Marc Mitchell were not in attendance.

Also in attendance were Vincent P. Bertoni, Planning Director, 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.

---

**ITEM NO. 1**

**DIRECTOR'S REPORT AND COMMISSION BUSINESS**

**Election of Officers**

Commissioner Ambroz nominated Commissioner Samantha Millman for President to the City Planning Commission. Commissioner Perlman seconded the motion and the vote proceeded as follows:

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

**Vote: 6 – 0**

Commissioner Dake Wilson nominated Commissioner Vahid Khorsand for Vice President to the City Planning Commission. Commissioner Padilla Campos seconded the motion and the vote proceeded as follows:

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

**Vote: 6 – 0**

- Vince Bertoni, Planning Director, introduced Arthi Varma, Principal City Planner, who gave a brief report on the Analysis of the Transit Oriented Communities program (Measure JJJ).
- Donna Wong, Deputy City Attorney had no report.
- Minutes of Meeting:  
Commissioner Perlman, moved to approve the minutes of July 12, 2018. Commissioner Dake Wilson, seconded the motion and the vote proceeded as follows:

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

**Vote: 6 – 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 items on the Commission's Consent Calendar.

---

**ITEM NO. 6**

Commissioner Karen Mack arrived at 8:49 a.m. prior to the beginning of Item No. 6.

**DIR-2017-1735-TOC-SPR-CDO-1A**

CEQA: ENV-2017-1736-CE

Plan Area: Westchester-Playa Del Rey

Council District: 11 - Bonin

Last Day to Act: 07-27-18

**PROJECT SITE:** 8521 South Sepulveda Boulevard

**IN ATTENDANCE:**

Jeff Khau, Planning Assistant and Debbie Lawrence, Senior City Planner representing the Department; Kristina Kropp, Luna & Glushon, representing the appellant; David Goldberg, Armbruster Goldsmith & Delvac LLP, representing the applicant.

The appellant submitted a letter dated July 24, 2018, withdrawing their appeal. Staff presentation was waived by the Chair.

**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 demolition of a vacant commercial building and the construction, use, and maintenance of a 83-foot tall, five-story, 74,615 square-foot, mixed-use structure with a subterranean parking level and a roof deck. The project consists of 87 dwelling units, 882 square feet of commercial retail use, 84 vehicle parking spaces, and 99 bicycle parking spaces. The project reserves 8 dwelling units (9 percent of the total units) for Extremely Low Income Households.

1. Determine that the project is exempt from CEQA pursuant to Section 21080 of the California Public Resources Code and Article 19, Section 15332 (Class 32) of the 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. Deny the appeal in part;
3. Sustain the determination of the Director of Planning to conditionally approve a Transit Oriented Communities Affordable Housing Incentive Program Review, a Site Plan Review, and a Community Design Overlay Plan Approval for the proposed project;
4. Adopt the Conditions of Approval as modified by the Commission; and
5. Adopt the Findings by the Planning Director.

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

Moved: Perlman

Second: Ambroz

Ayes: Dake Wilson, Khorsand, Mack, Millman, Padilla Campos

Absent: Choe, Mitchell

**Vote: 7 – 0**

**MOTION PASSED**

---

**ITEM NO. 7**

**CPC-2016-2383-GPA-VZC-DB-SPR**

Council District: 6 - Martinez

ENV-2016-2384-MND  
Plan Area: Sun Valley-La Tuna Canyon

Last Day to Act: 08-20-18

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

**PROJECT SITE:** 7660-7702 and 7718-7728 North Lankershim Boulevard

**IN ATTENDANCE:**

Laura Frazin Steele, City Planner, Michelle Levy, Senior City Planner and Blake Lamb, Principal City Planner representing the Department; Peter Cohan, Universal Villas, LLC; Donna Shen Tripp, Craig Lawson & Co., LLC, Navy Banvard, Architect and Paul Lewis, Landscape Architect, representing the applicant; Jim Dantona, Chief of Staff, representing the Office of Councilmember Martinez.

**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:

Construction, use, and maintenance of 99 small lot residential homes with a maximum height of 36 feet (three stories) and a 64-unit, maximum 52 feet in height (four stories) multi-family residential apartment building including four (4) Very Low Income units. The proposed project involves the demolition of the existing commercial buildings, surface parking lot, and two single-family residences.

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-2016-2384-MND, adopted on July 3, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, as supported by the Addendum dated July 13, 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, pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a resolution approving a General Plan Amendment to the Sun Valley-La Tuna Canyon Community Plan from Low Residential density to Low Medium II density on a portion of the project site;
3. Approve and recommend that the City Council adopt, pursuant to LAMC Sections 12.32 F and 12.32 Q, a Vesting Zone Change from R1-1-CUGU to (T)(Q)RD1.5-1-CUGU;
4. Approve, pursuant to LAMC Section 12.22 A.25, a Density Bonus increase of 25 percent (13 units) for the apartment building with a 7 percent (4 units) set aside for Very Low Income (VLI), and one Off-Menu Incentive to decrease the front yard setback from 15 feet to 5 feet and two waivers of development standards to:
  - a. Decrease the required rear yard setback from 15 feet to 10 feet, and 2); and
  - b. Increase the allowed maximum height from 45 feet to 52 feet (7 feet) within 50 feet of an R1 Zoned lot;
5. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for the development of 99 small lot residential homes with a maximum height of 36 feet (three stories) and a 64-unit, maximum 52 feet in height (four stories) multi-family residential apartment building;
6. Adopt the Conditions of Approval as modified by the Commission, including Staff's Technical Modification dated July 25, 2018; and
7. Adopt the Findings.

The motion was seconded by Commissioner Padilla Campos. Staff requested an amendment to the motion to include the adoption of the technical modifications and corrections recommended in their Technical Memo dated July 25, 2018. Commissioners Dake Wilson and Padilla Campos agreed to the amendment and the vote proceeded as follows:

Moved: Dake Wilson

Second: Padilla Campos  
Ayes: Ambroz, Khorsand, Mack, Millman, Padilla Campos  
Absent: Choe, Mitchell

**Vote: 7 – 0**

**MOTION PASSED**

---

**ITEM NO. 8**

**CPC-2008-3470-SP-GPA-ZC-SUD-BL-M3**

CEQA: ENV-2008-3471-EIR; SCH No. 1990011055

Plan Area: Canoga Park-Winnetka-Woodland Hills-West Hills

Council District: 3 – Blumenfield  
Last Day to Act: N/A

**PUBLIC HEARING** - Completed May 3, 2018

**PROJECT SITE:** Warner Center 2035 Specific Plan

**IN ATTENDANCE:**

**MOTION:**

Commissioner Ambroz moved to continue the item to a date uncertain. Commissioner Daker Wilson seconded the motion and the vote proceeded as follows:

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

**Vote: 7 – 0**

**MOTION PASSED**

---

There being no further business before the Commission, the meeting adjourned at 9:54 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

**AUG 09 2018**

**CITY PLANNING DEPARTMENT  
COMMISSION OFFICE**