

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, AUGUST 23, 2018 after 8:30 a.m.  
VAN NUYS, COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR  
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

Samantha Millman, President  
Vahid Khorsand, Vice President  
David H. Ambroz, Commissioner  
Caroline Choe, Commissioner  
Karen Mack, Commissioner  
Marc Mitchell, Commissioner  
Veronica Padilla-Campos, Commissioner  
Dana Perlman, Commissioner  
Renee Dake Wilson, AIA, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Lisa M. Webber, AICP, Deputy Director

James K. Williams, Commission Executive Assistant II  
[cpc@lacity.org](mailto:cpc@lacity.org)  
(213) 978-1295

**POLICY FOR DESIGNATED PUBLIC HEARING ITEMS**

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 4.3 of the Los Angeles City Planning Commission Rules and Operating Procedures which is posted online at [https://planning.lacity.org/CPC\\_PoliciesAndAdvisoryNotices.html](https://planning.lacity.org/CPC_PoliciesAndAdvisoryNotices.html). All submissions within 48 hours of the meeting, including the day of meeting are limited to 2 pages plus accompanying photographs. 15 hard copies must be submitted the day of the meeting. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the CPC, and will not be included in the official administrative record for the item at issue.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Rules and Operating Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at [CPC@lacity.org](mailto:CPC@lacity.org).

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 N. Main Street, Los Angeles. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

Agendas, Draft and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "City Planning Commission", "Agendas" under the specific meeting date. The Draft Minutes under Item 1 will also be available on the day of the meeting. Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

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 – August 9, 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-2014-2264-DB-MCUP-SPR**

ENV-2014-1707-EIR; SCH No. 2014111007  
Plan Area: Hollywood

Council District: 4 - Ryu  
Last Day to Act: 09-13-18

**PUBLIC HEARING** – Completed June 27, 2018

**PROJECT SITE:** 7500–7528 West Sunset Boulevard  
1444–1456 North Sierra Bonita Avenue  
7550-7580 West Sunset Boulevard  
1451 North Sierra Bonita Avenue  
1442–1462 North Curson Avenue

**PROPOSED PROJECT:**

The project site is currently developed with 39,939 square feet of low-rise commercial uses and surface parking. All existing on-site uses would be removed to implement the project. The project includes a total of 200 multi-family residential units, including 20 units reserved for Very Low Income Households, totaling approximately 143,166 square feet of residential floor area. The project includes approximately 30,000 square feet of ground floor commercial retail uses, including up to 10,000 square feet of restaurant uses. The West Site Building will measure 66 feet, nine inches in height, while the East Site Building will measure 65 feet in height. A total of 452 parking spaces will be provided within subterranean parking levels and an enclosed at-grade parking level at both the West and East Sites. The project's floor-to-area ratio (FAR) would be approximately 2.86:1.

**REQUESTED ACTIONS:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Environmental Impact Report (EIR), ENV-2014-1707-EIR (SCH No. 2014111007), for the above-referenced project, and adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21081.6 of the California Public Resources Code, the adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the certification of the EIR;
4. Pursuant to Section 12.22 A.25(g)(2) of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a project providing an affordable housing component to utilize a 24 percent density bonus (project qualifies for a 35 percent density bonus) pursuant to the project's restriction of 20 units (11 percent set-aside) for Very Low Income households and to utilize Parking Option No. 1 pursuant to LAMC Section 12.22 A.25(d):
  - a. an Off-Menu waiver of development standards to provide relief from Ordinance No. 164,712 in order to achieve a FAR of up to 2.86:1 across the project sites; and
  - b. an Off-Menu waiver of development standards to allow the averaging of FAR, density, parking, and open space, and to allow vehicular access, across two non-contiguous properties.
5. Pursuant to LAMC Section 12.2 W.1, a Master Conditional Use Permit to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption for a maximum of five establishments, and off-site consumption for one establishment; and

6. Pursuant to LAMC Section 16.05, Site Plan Review for a project that would result in an increase of 50 or more dwelling units.

**Applicant:** Faring Capital  
Representative: Mark Armbruster, Armbruster, Goldsmith & Delvac, LLP

**Staff:** Sergio Ibarra, City Planner  
[sergio.ibarra@lacity.org](mailto:sergio.ibarra@lacity.org)  
(213) 847-3633

6. [CPC-2016-4833-GPA-VZC-CU-SPR](#)  
CEQA: ENV-2016-4835-MND  
Plan Area: Arleta-Pacoima

Council District: 6 - Martinez  
Last Day to Act: 09-07-18

**PUBLIC HEARING** – Completed June 26, 2018

**PROJECT SITE:** 14201 Paxton Street

**PROPOSED PROJECT:**

The construction, use and maintenance of a new self-storage facility consisting of a three-story, 45-foot tall, 92,700 square-foot main building (including 1,650 square-feet of office space and 1,000 square-feet of living quarters) and a one-story 7,300 square foot building. The project will include 100 automobile parking spaces.

**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-2016-4835-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to amend the Arleta-Pacoima Community Plan to change the site's land use designation from Low Residential to Neighborhood Commercial;
3. Pursuant to LAMC Sections 12.32 F and Q, a Vesting Zone Change from RA-1 to C2-1VL;
4. Pursuant to LAMC Section 12.24 W.50, a Conditional Use Permit to allow storage buildings for household goods within 500 feet of a R Zone;
5. Pursuant to LAMC Section 12.24 W.27, a Conditional Use Permit to allow the following deviations from Section 12.22 A.23 of the LAMC:
  - a. Less than 50 percent transparent windows along exterior walls and doors on a ground floor fronting adjacent streets; and
  - b. A 45-foot pole sign;
6. Pursuant to LAMC Section 16.05, a Site Plan Review for a development which creates or results in an increase of more than 50,000 square feet of non-residential floor area.

**Applicant:** John H. Semcken III, Majestic Realty Co.  
Representative: Mee Semcken, Lee Consulting Group, LLC

**Staff:** Jordann Turner, City Planner  
[jordann.turner@lacity.org](mailto:jordann.turner@lacity.org)  
(213) 978-1365

7. [CPC-2018-2657-CA](#)  
CEQA: ENV-2018-2658-CE  
Plan Areas: All

Council Districts: All  
Last Day to Act: N/A

**PUBLIC HEARING** – Completed June 6, 2018

**PROJECT SITE:** Citywide

**PROPOSED ORDINANCE:**

An ordinance establishing a new Section 11.5.13 within Article 1.5 to the Los Angeles Municipal Code, stating that when a decision-maker other than the City Council certifies an EIR, approves an ND, MND, or SCEA, or determines that a project is exempt, that environmental clearance is appealable to the City Council within 15 days of the project's approval.

**RECOMMENDED ACTIONS:**

1. Consider based on the whole of the administrative record, that the proposed ordinance is not a project under CEQA pursuant to CEQA Guidelines Section 15378(b) and is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15308 (Class 8);
2. Approve and recommend that the City Council adopt the proposed ordinance;
3. Adopt the staff report as the Commission report on the subject; and
4. Adopt the Findings as recommended by staff.

**Applicant:** City of Los Angeles

**Staff:** Azeen Khanmalek, City Planning Associate  
[azeen.khanmalek@lacity.org](mailto:azeen.khanmalek@lacity.org)  
(213) 978-1336

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

**Thursday, September 13, 2018**

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

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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).