

LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES – Corrected (Item 5a)**
THURSDAY, AUGUST 23, 2018

VAN NUYS CITY COUNCIL CHAMBERS
14410 SYLVAN STREET, 2ND 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 Samantha Millman called the regular meeting to order at 8:37 a.m. with Commission Vice President Vahid Khodrsand and Commissioners, Ambroz, Choe and Dake Wilson in attendance. Commissioner Mitchell arrived at 8:40 a.m. Commissioner Padilla-Campos arrived at 8:55 a.m.

Commissioners Mack, Padilla-Campos and Perlman 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

Vince Bertoni, Planning Director, introduced Shana Bonstin, Principal City Planner, who gave a status update on the project at 1118 North Heliotrope Drive. The Director closed with news that the Planning Department was recognized by the American Planning Association (California Chapter) with three awards for excellence.

- Donna Wong, Deputy City Attorney had no report.
- Minutes of Meeting:
Commissioner Dake Wilson moved to approve the minutes of August 9, 2018. Commissioner Khorsand seconded the motion and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION

A letter from the East Hollywood Certified Neighborhood Council was submitted.

ITEM NO. 3

GENERAL PUBLIC COMMENT

One member from the public addressed the Commission.

Commissioner Padilla Campos joined the meeting.

ITEM NO. 4

RECONSIDERATIONS

There were no requests for reconsideration.

Commissioner Millman announced that she would recuse herself from Item No. 5a, and left the meeting. Vice President Khorsand chaired the meeting for Item No. 5a.

CONSENT CALENDAR

5a

Item 5a was taken off the consent calendar.

[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

IN ATTENDANCE:

Sergio Ibarra, City Planner, Heather Bleemers, Senior City Planner and Charlie Rausch, Principal City Planner representing the Department; Dave Rand, Armbruster, Goldsmith & Delvac, LLP; Orrin Feldman, Hollywood Hills West Neighborhood Council; Renee Weitzer representing the Office Councilmember Ryu.

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:

*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 59 feet-4 inches in height, while the East Site Building will measure 58 feet-8 inches 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. ***

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 the 7500 Sunset Project EIR No. ENV-2014-1707-EIR, SCH No. 2014111007, certified on July 24, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the project;
2. Approve a Density Bonus Compliance Review through the provision of 11 percent Very Low Income Households or 20 units to qualify for a 35 percent density bonus for two incentives through the Off-Menu density bonus waiver of development standards process for:
 - a. FAR of up to 2.86:1 across the project sites in lieu of a FAR of 1:1;
 - b. averaging of FAR, density, parking, and open space, and to allow vehicular access, across two noncontiguous properties;
3. Approve a Master Conditional Use to permit the sale and dispense of a full line of alcoholic beverages for off-site consumption for one establishment, and on-site consumption for up to five establishments;
4. Approve a Site Plan Review for a development project that creates 50 or more dwelling units;
5. Adopt the Conditions of Approval as modified by the Commission, including staff's Technical Modification dated August 22, 2018; and
6. Adopt the Findings;

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

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

Vote: 6 – 0

MOTION PASSED

The Commission took a brief recess at 9:35 a.m. The meeting reconvened at 9:41 a.m. with Commissioners Millman, Khorsand, Ambroz, Choe, Dake Wilson, Mitchell and Padilla Campos in attendance.

ITEM NO. 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

IN ATTENDANCE:

Jordann, Turner, City Planner, Nick Hendricks, Senior City Planner and Charlie Rausch, Principal City Planner, representing the Department; Mee Semcken, Lee Consulting Group, LLC, representing the applicant.

MOTION:

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

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.

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-2016-4835-MND ("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;
2. Approve and recommend that the City Council approve 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. Approve and recommend that the City Council adopt a Vesting Zone Change from RA-1 to (T)(Q)C2-1VL-O;
4. Approve a Conditional Use Permit to allow storage buildings for household goods within 500 feet of a R Zone;
5. Approve, a Conditional Use Permit to deviate from LAMC Section 12.22 A.23 to allow less than 50 percent transparent windows along exterior walls and doors on a ground floor fronting adjacent streets;
6. Deny a Conditional Use Permit to deviate from LAMC Section 12.22 A.23 to allow a 45-foot high pole sign;
7. Approve, 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;
8. Adopt the Conditions of Approval as modified by the Commission, including staff's Technical Modification dated August 22, 2018; and
9. Adopt the Findings.

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

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

Vote: 6 – 1

MOTION PASSED

ITEM NO. 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

IN ATTENDANCE:

Azeen Khanmalek, City Planning Associate; Phyllis Nathanson, Senior City Planner and Tom Rothman, Principal Planner representing the Department; Doug Haynes, East Hollywood Neighborhood Council

MOTION:

Commissioner Dake Wilson put forth the actions below in conjunction with the approval of the following Ordinance with modifications as stated on the record:

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.

1. Determine 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); Approve and recommend that the City Council adopt the proposed ordinance;
2. Adopt the staff report as the Commission report on the subject; and
3. Adopt the Findings as recommended by staff.

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

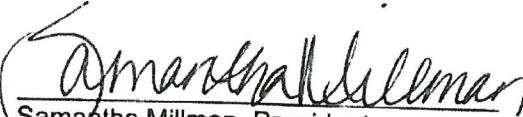
Moved: Dake Wilson
Second: Choe
Ayes: Ambroz, Khorsand, Millman, Mitchell, Padilla Campos
Absent: Mack, Perlman

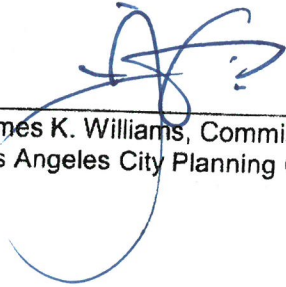
Vote: 7 – 0

MOTION PASSED

August 23, 2018

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


Samantha Millman, President
Los Angeles City Planning Commission


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

ADOPTED

CITY OF LOS ANGELES

SEP 13 2018

CITY PLANNING DEPARTMENT
COMMISSION OFFICE