

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, SEPTEMBER 27, 2018 after 8:30 a.m.
VAN NUYS, COUNCIL CHAMBER, 2ND 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
(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. 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.

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 – September 13, 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**

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-2018-790-ZC-BL-CU-CUB-SPR](#)
ENV-2018-791-MND
Plan Area: Chatsworth-Porter Ranch

Council District: 12 – Englander
Last Day to Act: 09-30-18

PUBLIC HEARING – Completed August 27, 2018

PROJECT SITE: 9110 North De Soto Avenue

PROPOSED PROJECT:

The project involves the demolition of an existing 9,361 square-foot restaurant building and the construction, use, and maintenance of a 79,847 square-foot, four-story self-storage building and a 2,500 square-foot convenience store and gas station. The project will include a 20-foot in height pole sign and approximately 37 parking spaces. Proposed hours of operation for the self-storage use is from, 6:00 a.m. to 10:00 p.m. daily. Proposed hours of operation for the gas station and convenience store is 24 hours, daily.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b) consideration of the whole of the administrative record, including the Mitigated Negative Declaration Case No. ENV-2018-0791-MND; all comments received, the imposition of Mitigation Measures and the Mitigation Monitoring Program;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32 F, a Zone Change from MR2-1 and P-1 to (T)(Q)C2-1;
3. Pursuant to LAMC Section 12.32 R, a Building Line Removal to remove a 25-foot Building Line along De Soto Avenue, established under Ordinance No. 108,684;
4. Pursuant to LAMC Section 12.24 W.27, a Conditional Use to permit the following deviations from the commercial corner regulations:
 - a. Hours of operation from 6:00 a.m. to 10:00 p.m., daily at a proposed self-storage use and 24-hours, daily at a proposed 2,500 square-foot convenience store in lieu of the permitted hours of 7:00 a.m. to 11:00 p.m., daily;
 - b. A 20-foot in height pole sign whereas otherwise not permitted; and
 - c. Less than 50 percent window transparency along street frontages whereas otherwise not permitted.
5. Pursuant to LAMC Section 12.24 W.1, a Conditional Use to permit the sale and dispensing of beer and wine only for off-site consumption at a proposed convenience store;
6. Pursuant to LAMC Section 12.24 S, a 20 percent reduction in required parking in conjunction with a conditional use; and
7. Pursuant to LAMC Section 16.05, Site Plan Review for a development project which creates or results in an increase of 50,000 square feet or more of non-residential floor area.

Applicant: 9110 De Soto Holdings, LLC
Representative: Jonathan Riker, Ervin, Cohen & Jessup, LLC

Staff: JoJo Pewsawang, City Planner
jojo.pewsawang@lacity.org
(213) 978-1214

6. [CPC-2016-1462-GPA-ZC-HD-CU-SPR](#)
ENV-2016-1463-EIR, SCH No. 2017011045
Plan Area: West Los Angeles
Related Cases: VTT-74399-CN; CPC-2016-3880-DA

Council District: 11 – Bonin
Last Day to Act: 09-27-18

PUBLIC HEARING – Completed June 27, 2018

PROJECT SITE: 11355 and 11377 West Olympic Boulevard

PROPOSED PROJECT:

The project involves the renovation of two existing 10-story office towers with 342,078 square feet and the addition of a 120,000 square-foot expansion that includes connecting the towers on levels 5, 7, and 9; a two-story podium element that would connect the towers on floors 2 through 3; and the addition of ground floor dining uses. Additionally, updated outdoor and recreational amenities, including roof gardens and an outdoor recreation deck and pedestrian improvements along Olympic Boulevard would be provided. The existing two 10-story office towers are connected by a parking structure that includes 3 levels of above-grade and 2 levels of subterranean parking. Development of the project would increase the buildings' total square footage, adding 115,000 gross square feet of office and 5,000 gross square feet of restaurant use to the existing 330,758 square feet of office and 11,320 square feet of retail. The total square footage would be 462,078 square feet. The height of the existing office towers will remain. Upon completion, the Project would result in a total maximum floor area ratio (FAR) of 3:1.

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 the previously certified Environmental Impact Report No. ENV-2016-1463-EIR, certified on June 27, 2018, and no subsequent EIR, negative declaration, or addendum is required for approval of the project;
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 Footnote 1 of the West Los Angeles Community Plan Land Use Map to indicate that Height District 2 is applicable to the site;
3. Pursuant to LAMC Section 12.32 F and 12.32 G, a Zone Change and Height District Change from [Q]C2-1 to (T)(Q)C2-2D;
4. Pursuant to LAMC Section 12.24 U.14, a Conditional Use Permit for a Major Development Project for the addition of more than 100,000 square feet of nonresidential floor area; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which results in an increase of 50,000 gross square feet or more of nonresidential floor area.

Applicant: Edward W. Cook III, Westside Campus, LLC
Representative: Marcos D. Velayos, Park & Velayos, LLP

Staff: Kathleen King, City Planning Associate
kathleen.king@lacity.org
(213) 847-3624

7. **CPC-2016-3880-DA**
ENV-2016-1463-EIR, SCH No. 2017011045
Plan Area: West Los Angeles
Related Cases: VTT-74399-CN; CPC-2016-1462-GPA-ZC-HD-CU-SPR

Council District: 11 – Bonin
Last Day to Act: 09-27-18

PUBLIC HEARING – Completed June 27, 2018

PROJECT SITE: 11355 and 11377 West Olympic Boulevard

PROPOSED PROJECT:

The project involves the renovation of two existing 10-story office towers with 342,078 square feet and the addition of a 120,000 square-foot expansion that includes connecting the towers on levels 5, 7, and 9; a two-story podium element that would connect the towers on floors 2 through 3; and the addition of ground floor dining uses. Additionally, updated outdoor and recreational amenities, including roof gardens and an outdoor recreation deck and pedestrian improvements along Olympic Boulevard would be provided. The existing two 10-story office towers are connected by a parking structure that includes 3 levels of above-grade and 2 levels of subterranean parking. Development of the project would increase the buildings' total square footage, adding 115,000 gross square feet of office and 5,000 gross square feet of restaurant use to the existing 330,758 square feet of office and 11,320 square feet of retail. The total square footage would be 462,078 square feet. The height of the existing office towers will remain. Upon completion, the Project would result in a total maximum floor area ratio (FAR) of 3:1.

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 the previously certified Environmental Impact Report No. ENV-2016-1463-EIR, certified on June 27, 2018, and no subsequent EIR, negative declaration, or addendum is required for approval of the project; and
2. Pursuant to California Government Sections 65865-68869.5, the Project Applicant seeks to enter into a Development Agreement with the City of Los Angeles.

Applicant: Edward W. Cook III, Westside Campus, LLC
Representative: Marcos D. Velayos, Park & Velayos, LLP

Staff: Kathleen King, City Planning Associate
kathleen.king@lacity.org
(213) 847-3624

8. **AA-2017-397-PMEX-1A**
CEQA: N/A
Plan Area: Palms-Mar Vista-Del Rey
Related Cases: CPC-2016-1208-CU-SPR-1A; ENV-2016-1209-MND

Council District: 11 – Bonin
Last Day to Act: 09-27-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 12531-12575 West Beatrice Street;
5410, 5416, 5454 South Jandy Place

REQUEST TO CONTINUE TO OCTOBER 11, 2018

APPEAL:

An appeal of the June 7, 2018, decision of the Deputy Advisory Agency in approving, pursuant to Section 66412(d) of the State Subdivision Map Act and Section 17.508.3(c) of the Los Angeles Municipal Code (LAMC), a Parcel Map Exemption (Lot Line Adjustment) to the boundary lines between three legal lots under the same ownership.

Applicant: Kevin Mansfield, NSB Associates, Inc.

Appellant: Susana Karney Flaster, Karney Management Co.

Staff: Marc Woerschling, City Planner
marc.woerschling@lacity.org
(213) 202-5414

9. **CPC-2018-3276-SN**

CEQA: ENV-2015-888-EIR, SCH. No. 2015041001;

Council District: 2 – Krekorian
Last Day to Act: 12-11-18

Plan Area: North Hollywood-Valley Village

PUBLIC HEARING – Completed August 6, 2018

PROJECT SITE: 6150 Laurel Canyon Boulevard;
12001 West Oxnard Street

PROPOSED PROJECT:

The NoHo West Sign District amendment includes modifications to the following standards of the Sign District: a shorter duration for the Controlled Refresh Rate for Digital Displays, extended hours of operation for Digital Displays, modifications and new procedures regarding the Sign Reduction requirements for Off-Site Signs, and the relocation of several freeway-facing Supergraphic Signs towards the interior of the site.

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 the previously certified Environmental Impact Report No. ENV-2015-888-EIR, certified September 9, 2016, and Addendum dated December 8, 2016, and no subsequent EIR, negative declaration, or addendum is required for approval of the project; and
2. Pursuant to Los Angeles Municipal Code Section 11.5.7 G, an Amendment to the NoHo West Sign District (Ordinance 184,950).

Applicant: MGP-XI-GPI, Laurel Plaza, LLC
Representative: Clare Bronowski, Glaser Weil

Staff: Mark Friedlander, Planning Assistant
mark.friedlander@lacity.org
(213) 847-3630

10. [DIR-2017-0094-DB-CDO-1A](#)
CEQA: ENV-2017-95-CE
Plan Area: Van Nuys- North Sherman Oaks

Council District: 6 – Martinez
Last Day to Act: 09-27-18

PUBLIC HEARING REQUIRED

PROJECT SITE: 14558 West Erwin Street;
14552 – 14558 West Erwin Street

PROPOSED PROJECT:

Construction of a new four-story, 27-unit, residential apartment building of 20,579 square feet with one level of subterranean as well as at-grade parking which incorporates new building materials, design, and landscaping on a 10,164 square-foot site.

APPEAL:

An appeal of the Planning Director's June 22, 2018 determination to:

1. Determine, based upon the whole of the administrative record the project is exempt from CEQA Guidelines Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Approve a Density Bonus and Community Design Overlay Plan Approval, pursuant to Sections 12.22 A.25 and 13.08 of the Los Angeles Municipal Code (LAMC) for the project.

Applicant: Jacob Rashti, Erwin One, LLC
Representative: Jacques Mashihi, West Pacifica Design Construction

Appellant: Gustavo R. Castillo, National Glass Inc.

Staff: Courtney Schoenwald, City Planner
courtney.schoenwald@lacity.org
(818) 374-9904

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

Thursday, October 11, 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.