

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, JANUARY 24, 2019 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  
Shana M. M. Bonstin, Deputy Director  
Tricia Keane, Deputy Director  
Arthi L. Varma, AICP, Deputy Director  
Lisa M. Webber, AICP, Deputy Director

James K. Williams, Commission Executive Assistant II  
[cpc@lacity.org](mailto:cpc@lacity.org)  
(213) 978-1300

**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 – December 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** – (5a and 5b)

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-2018-3284-DB**

ENV-2018-3282-CE

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

Council District: 3 – Blumenfield

Last Day to Act: 01-25-19

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

**PROJECT SITE:** 20247-20253 West Saticoy Street

**PROPOSED PROJECT:**

The demolition of an existing single story commercial building and the construction, use, and maintenance of a 43 unit multifamily residential apartment building (including 4 units for Low Income Households) with one level of surface parking and one level of subterranean parking with 58 automobile parking spaces and 80 bicycle parking spaces. The building has a height of 45 feet, with a maximum of four stories.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, Section 15332 (Class 32), an Exemption from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a 10.25 percent Density Bonus with 10 percent of the base density (4 units) reserved for Low Income Households, to permit the construction of a 43 unit multi-family residential apartment building and requesting one waiver of development standards pursuant to LAMC 12.22 A.25(g)(3):
  - a. A maximum Floor Area Ratio (FAR) of 3.19:1 in lieu of the 1.5:1 otherwise permitted in the C1.5-1VL Zone.

**Applicant:** Steve Bayat, Green Bay Residence, LLC  
Representative: Heather Lee, Heather Lee Consulting

**Staff:** Nick Ayars, City Planning Associate  
[nicholas.ayars@lacity.org](mailto:nicholas.ayars@lacity.org)  
(213) 978-1347

5b. **CPC-2014-2144-CU**

ENV-2014-2145-CE

Plan Area: Chatsworth-Porter Ranch

Council District: 12 – Englander

Last Day to Act: 01-24-19

**PUBLIC HEARING** – Completed November 9, 2018

**PROJECT SITE:** 10824 North Topanga Canyon Boulevard;  
10815 North Andora Avenue

**PROPOSED PROJECT:**

Operation of a private special needs school (K through 12th grade) for a maximum of 40 students within an existing classroom structure. The site is currently improved with three structures (a single-family dwelling, a chapel, and a classroom structure) on a 4.8 acre parcel. The instant request is to allow the private school to operate within the classroom structure which includes seven classrooms for teaching and physical therapy.

The school will operate from 8:00 a.m. to 4:00 p.m. with educational hours of operation from 9:00 a.m. to 3:00 p.m., Monday through Friday. There will be special events each school year, to occur during the school day (Holiday Program, Open House, and Graduation Ceremony). The Church Sanctuary building is utilized as an assembly place during the Holiday Program and the Graduation Ceremony.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, Section 15332 (Class 32), an Exemption from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Section 12.24 U.24 of the Los Angeles Municipal Code, a Conditional Use to permit a private school (kindergarten through 12th grade) in the A2-1 Zone.

**Applicant:** Ruy Mizuki, Chatsworth United Methodist Church  
Representative: Peter Elias, Quality Mapping Service

**Staff:** Valentina Knox-Jones, City Planner  
[valentina.knox.jones@lacity.org](mailto:valentina.knox.jones@lacity.org)  
(818) 374-5038

6. [VTT-74197-1A](#)  
CEQA: ENV-2016-1951-EIR; SCH No. 2016101076  
Plan Area: Central City  
Related Case: CPC-2016-1950-TDR-SPR

Council District: 14 - Huizar  
Last Day to Act: 02-14-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 744 South Figueroa Street;  
732-756 South Figueroa Street;  
829 West 8th Street

**PROPOSED PROJECT:**

The merger and resubdivision of an approximate 50,335 square-foot site to create one master ground lot comprising the entire site for condominium purposes, creating a mixed-use development, consisting of 438 residential condominiums and five commercial condominiums; and a Haul Route for the export of 95,000 cubic yards of soil.

**APPEAL:**

An appeal of the November 16, 2018, Advisory Agency’s determination which:

1. Certified the Fig & 8<sup>th</sup> Project EIR and adopted the Environmental Findings, the Statement of Overriding Considerations and the Mitigation Monitoring Program prepared for the Fig & 8<sup>th</sup> Project EIR; and
2. Approved, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map.

**Applicant:** Kenji Yamamoto, MFA 8<sup>th</sup> & Figueroa, LLC  
Representative: Donna Shen Tripp, Craig Lawson & Co., LLC

**Appellants:** Southwest Regional Council of Carpenters  
Representative: Nicholas Whipps, Wittwer Parking, LLP

Coalition for Responsible Equitable Economic Development (CREED)  
Representative: Laura del Castillo, Adams Broadwell Joseph & Cardozo

**Staff:** Mindy Nguyen, City Planner  
[mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org)  
(213) 847-3674

7. [CPC-2016-1950-TDR-SPR](#) Council District: 14 – Huizar  
ENV-2016-1951-EIR; SCH No. 2016101076 Last Day to Act: 02-14-19  
Plan Area: Central City  
Related Case: VTT-74197-1A

**PUBLIC HEARING** – Completed October 24, 2018

**PROJECT SITE:** 744 South Figueroa Street;  
732-756 South Figueroa Street;  
829 West 8th Street

**PROPOSED PROJECT:**

Demolition of an existing surface parking lot for the construction of a new 41-story, 530-foot tall, mixed-use development consisting of 438 residential units and approximately 7,493 square feet of ground floor commercial retail and restaurant uses. The Project would provide 505 automobile parking spaces within four subterranean, and three above-grade parking levels. Overall, the new building would contain approximately 424,490 square feet of floor area, for a Floor Area Ratio (FAR) of 8.43:1.

**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-2016-1951-EIR, SCH No. 2016101076, 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 14.5.6 of the Los Angeles Municipal Code (LAMC), approval of a Transfer of Floor Area Rights (TFAR) from the Los Angeles Convention Center (Donor Site) located at 1201 South Figueroa Street, for up to 122,480 square feet to the Project Site (Receiver Site), thereby permitting a maximum 8.43:1 FAR, in lieu of the otherwise permitted maximum 6:1 FAR; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which results in 50 or more residential units.

**Applicant:** Kenji Yamamoto, MFA 8<sup>th</sup> & Figueroa, LLC  
Representative: Donna Shen Tripp, Craig Lawson & Co., LLC

**Staff:** Mindy Nguyen, City Planner  
[mindy.nguyen@lacity.org](mailto:mindy.nguyen@lacity.org)  
(213) 847-3674

8. [TT-82253-1A](#) Council District: 11 – Bonin  
CEQA: ENV-2017-2141-CE Last Day to Act: 02-10-19  
Plan Area: Venice  
Related Case: CPC-2018-2140-CU-DB-CDP-SPP-MEL

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 718-720 East Rose Avenue

**PROPOSED PROJECT:**

The merger and resubdivision of Block A, Lots 5 and 6 of Tract 4372 including the land previously quitclaimed/deeded to the City for future street purposes.

**APPEAL:**

An appeal of the December 7, 2018, Advisory Agency's determination which:

1. Determined 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
2. Approved, pursuant to Section 17.03 of the Los Angeles Municipal Code, a Tentative Tract Map.

**Applicant:** Becky Dennison, Venice Community Housing Corp.  
Representative: Jonathan Lonner, Burns & Bouchard, Inc.

**Appellant:** John Reed, Jim Murez and Marie Hammond

**Staff:** Oliver Netburn, City Planner  
[oliver.netburn@lacity.org](mailto:oliver.netburn@lacity.org)  
(213) 978-1382

9. [CPC-2018-2140-CU-DB-CDP-SPP-MEL](#) Council District: 11 – Bonin  
CEQA: ENV-2017-2141-CE Last Day to Act: 02-10-19  
Plan Area: Venice  
Related Case: TT-82253-1A

**PUBLIC HEARING** - Completed on September 26, 2018

**PROJECT SITE:** 718-720 East Rose Avenue

**PROPOSED PROJECT:**

The demolition of commercial office and institutional uses and the construction, use and maintenance of a four-story, 35-unit, permanent supportive housing complex with 1,885 square feet of administrative and program offices. The project includes a total of 17 automobile parking spaces and 48 bicycle parking spaces.

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines, Section 15332 (Class 32), an Exemption from CEQA and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use for a Housing Development Project with a Density Bonus in excess of that permitted by LAMC Section 12.22 A.25;
3. Pursuant to LAMC Section 12.22 A.25, a 35 percent Density Bonus (with 100 percent affordable rental special needs units with unobstructed access and/or paratransit service) with parking provided pursuant to AB744, and pursuant to LAMC Section 12.22 A.25(g)(3), three Off-Menu Waivers as follows:
  - a. Height increase of 18 feet, eight inches for a total of 43 feet, eight inches in lieu of the otherwise permitted 25 feet;
  - b. Waiver of the “Stepback” provisions of the Venice Coastal Specific Plan and associated with the increased height, and
  - c. Waiver of loading space requirements.
4. Pursuant to LAMC Section 11.5.7 C, a Project Permit Compliance for a project within the Venice Coastal Specific Plan;
5. Pursuant to LAMC Section 12.20.2, a Coastal Development Permit for a project within the Single Permit Jurisdiction of the California Coastal Zone; and
6. Pursuant to Government Code Sections 65590 and 65590.1, and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance Review for a project in the California Coastal Zone.

**Applicant:** Becky Dennison, Venice Community Housing Corp.  
Representative: Jonathan Lonner, Burns & Bouchard, Inc.

**Staff:** Oliver Netburn, City Planner  
[oliver.netburn@lacity.org](mailto:oliver.netburn@lacity.org)  
(213) 978-1382

10. [DIR-2013-2331-TOC-1A](#)  
ENV-2013-2332-CE  
Plan Area: West Los Angeles

Council District: 5 – Koretz  
Last Day to Act: 01-31-19

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2136-2140 Westwood Boulevard

**PROPOSED PROJECT:**

The proposed project includes construction and maintenance of a new, 56-feet in height, residential building with 77 residential units, 6,300 square feet of open space, 69 automobile parking spaces, 8 short-term bicycle parking spaces, and 78 long-term bicycle parking spaces. The project sets aside seven of the proposed residential units for Extremely Low Income Households. The project proposes a total of 56,772 square feet of floor area on a gross 18,900 square-foot site for a Floor Area Ratio (FAR) of 3:1. The proposed project unit mix includes 70 studio units and 7 one-bedroom units.

**APPEAL:**

An appeal of the June 15, 2018, Planning Director’s determination which:

1. Determined, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to Section 21080 of the California Public Resources Code, and Article 19,

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; and

2. Approved, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 60 percent increase in density consistent with the provisions of the Transient Oriented Communities (TOC) Affordable Housing Incentive Program along with an increase in Floor Area Ratio to 3.25:1 and three incentives for a qualifying Tier 2 project, totaling 77 dwelling units with 7 units (9 percent of the base density) reserved for Extremely Low Income Household occupancy for a period of 55 years:
  - a. Height. A maximum of six stories and height of 56 feet in lieu of the maximum permitted three stories and 45-feet;
  - b. Setbacks (side). A reduction in required side yards to correspond to those of the RAS3 Zone; and
  - c. Open Space. A 20 percent reduction in the required open space.

**Applicant:** Farzad Halavi, Westwood3, LLC  
Representative: Eli Halavi

**Appellant:** Dr. Stewart Fordham  
Representative: John P. Given, Law Offices of John P. Given

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

11. [DIR-2017-3522-DRB-SPP-MSP-TOC-1A](#) Council District: 4 – Ryu  
CEQA: ENV-2017-5310-CE Last Day to Act: 02-08-19  
Plan Area: Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass

### **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 3657 Regal Place, 3649-3657 Regal Place

### **PROPOSED PROJECT:**

Demolition of five existing residential structures, and the construction of a new five-story, 46,100 square-foot, 28-unit residential project, with one at-grade and one subterranean garage level for a total of 56 parking spaces. The project sets aside 4 units, or 14 percent, for Very Low Income Households. The project includes approximately 4,300 square feet of hardscape, 3,000 square feet of covered patio/balcony area, 10,700 square feet of basement area, 32 bike parking spaces, and two retaining walls. The project proposes the removal of five protected trees, 34 non-protected trees, and two street trees.

### **APPEAL:**

An appeal of the November 9, 2018, Planning Director's determination which:

1. Determined 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. Approved, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 40 percent increase in density consistent with the provisions of the Transient Oriented Communities (TOC) Affordable Housing Incentive Program along with the following Tier 3



incentives for a qualifying Tier 3 project totaling 28 units, reserving four units for Low Income Households, for an increase in height and a reduction of open space:

- a. Height. A maximum height of 47-feet in lieu of the maximum height limit of the 40-feet permitted by the Mulholland Scenic Parkway Specific Plan.
  - b. Open Space. A 25 percent reduction in the required open space to permit a minimum of 3,197 square feet of open space in lieu of the minimum 4,250 square-feet required per LAMC Section 12.21 G.
3. Approved a Project Permit Compliance with Design Review for the Proposed Project pursuant to LAMC Sections 11.5.7 C.6 and 16.50.

**Applicant:** Ellia Thompson  
Representative: Pouya Payan

**Appellants:** Kristin Stoner and Roe Meisels; Randi Aarons

**Staff:** Dominick Ortiz, Planning Assistant  
[dominick.ortiz@lacity.org](mailto:dominick.ortiz@lacity.org)  
(818) 374-5061

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

**Thursday, February 14, 2019**

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).