

COMMISSION MEETING AUDIO

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CITY PLANNING COMMISSION
CORRECTED REGULAR MEETING AGENDA
THURSDAY, MAY 9, 2019 after 8:30 a.m.
EDWARD R. ROYBAL BOARD OF PUBLIC WORKS SESSION ROOM - ROOM 350 CITY HALL
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012

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 – April 11, 2019
- Recognition of former Commissioner Renee Dake Wilson

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-2018-5971-CU-F-SPR**

CEQA: ENV-2018-5972-CE

Plan Area: Southeast Los Angeles

Council District: 15 – Buscaino
Last Day to Act: 05-09-19

PUBLIC HEARING – Completed March 6, 2019

PROJECT SITE: 10103, 10105, 10111 and 10115 South Grape Street

PROPOSED PROJECT:

Construction of a new 3-story, 32,245 square foot, 22-classroom public charter middle school, with a covered multipurpose room, one level of basement parking for 31 automobiles, 90 bicycle parking spaces, an on-site drop-off and pick-up area, and an 8,475 square foot outdoor play yard. The school would serve 512 students in grades 5 – 8. The charter middle school would include an 8-foot-tall concrete wall along the northern perimeter and 8-foot tall wrought-iron security fence with perforated paneling elsewhere along the perimeter of the site – except where gates or the classroom building would be located.

The school would be operated by 37 teachers and administrative staff with regular hours of operation from 7:00 a.m. to 6:00 p.m. Monday through Friday (except that students would be released at 1:00 p.m. on Mondays), which includes an after-school program for up to approximately 50% of the student body between 4:00 p.m. and 6:00 p.m.

REQUESTED ACTIONS:

1. Determine based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332 (Class 32), and there is no substantial evidence demonstrating that an exception to the categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Pursuant to Section 12.24 U.24 of the Los Angeles Municipal Code (LAMC), a Conditional Use to permit the operation of a public school in the [Q]R4-1 Zone (restricted to R2 uses);
3. Pursuant to LAMC Section 12.24 F, a determination to permit the following area deviations in association with a Conditional Use request:
 - a. A minimum 0-foot front yard setback in lieu of the otherwise required 15 feet along the Grape Street frontage;
 - b. A minimum 0-foot side yard setback in lieu of the otherwise required 6 feet along the 102nd Street frontage;

4. Pursuant to LAMC Section 12.24 X.7, a Zoning Administrator's Determination to permit a fence or wall height of 8 feet in lieu of the permitted 3.5 feet within the required front yard; and
5. Pursuant to LAMC Section 16.05, a Site Plan Review for a change of use which results in a net increase of 1,000 or more daily trips.

Applicant: Grit RE, LLC
Representative: Michael S. Woodward

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

5b. [CPC-2018-774-CU](#)
CEQA: ENV-2018-775-CE
Plan Area: Southeast Los Angeles

Council District: 8 – Harris-Dawson
Last Day to Act: 05-12-19

PUBLIC HEARING – Completed April 15, 2019

PROJECT SITE: 9114-9124 South Main Street

PROPOSED PROJECT:

Demolition of two structures totaling 1,567 square feet in size and the use, construction, and maintenance of a new two-story, 35-foot tall, 2,500 square-foot educational institution building (after-school tutoring of school age children), on a site zoned CM-1-CPIO totaling 14,346 square feet of lot area. The project will add a rear loading area, landscaped wall, open space areas, two new trees and soft scape, 4 spaces for bicycle parking and covered parking for four automobiles.

REQUESTED ACTIONS:

1. Determine based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15303 (New Construction or Conversion of Small Structures), and there is no substantial evidence demonstrating that an exception to the categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies; and
2. Pursuant to Section 12.24.U.6 of the Los Angeles Municipal Code, a Conditional Use to allow the continued use, operation, and expansion of an educational institution for the after-school tutoring of school age children in the CM-1-CPIO zone.

Applicant: Jim Tetreau, Strive Los Angeles
Representative: David Senft

Staff: Christopher Pina, City Planning Associate
christopher.pina@lacity.org
(213) 978-1369

6. [CPC-2016-3180-VZC-MCUP-SPR](#)
CEQA: ENV-2016-3181-MND
Plan Area: Wilshire
Related Case: VTT-74230

Council District: 1 – Cedillo
Last Day to Act: 05-09-19
Continued from: 12-13-18
02-14-19
03-14-19

PUBLIC HEARING – Completed November 15, 2017

PROJECT SITE: 1000 South Vermont Avenue

PROPOSED PROJECT:

Demolition of an existing gas station, 32 apartment units and 8,942 square feet of medical office, and the use, construction and maintenance of a seven-story mixed-use building with 228 residential units and 53,498 square feet of commercial uses. The project includes 565 vehicular parking spaces within two levels of subterranean, at-grade and mezzanine level parking. Additionally, the project would provide 310 bicycle parking spaces (including 260 long-term and 50 short-term spaces). The site contains two existing billboards which are proposed to remain.

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 Mitigated Negative Declaration, No. ENV-2016-3181-MND as adopted on February 23, 2018, ("Mitigated Negative Declaration"), and no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. Pursuant to City Charter Section 558 and Sections 12.32 F and Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from C2-1 and R4-1 to RAS4-1;
3. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for off-site consumption in conjunction with a market and the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with three establishments; and
4. Pursuant to LAMC Section 16.05, Site Plan Review for a development which creates, or results in an increase of 50 or more guest rooms.

Applicant: OV, LLC
Representative: Michael Jang, Hankook Property Management

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

7. [VTT-74437-1A](#)
CEQA: ENV-2016-2849-EIR; SCH No. 200801113
Plan Area: Hollywood
Related Case: CPC-2016-2848-VZC-HD-CUB-ZAA-SPR

Council District: 13 – O' Farrell
Last Day to Act: 05-09-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 6100-6116 West Hollywood Boulevard, 1633-1649 North Gower Street
APNs: 5546-027-004, 5546-027-016, 5546-027-017, and 5546-027-018.

PROPOSED PROJECT:

The merger and resubdivision of an approximately 1.0-acre site to create one master ground lot comprising the entire site and five above and/or below grade airspace lots, to effectuate a proposed vacation merger along Gower Street, and to grant approval of a haul route.

APPEAL:

Appeal of the March 29, 2019, Advisory Agency's determination which:

1. Certified the Hollywood & Gower Project EIR, including the Errata, dated April 2019 and adopted the Environmental Findings, the Statement of Overriding Considerations and the

- Mitigation Monitoring Program prepared for the Hollywood & Gower Project EIR; and
2. Approved, pursuant to Section 17.15 of the Los Angeles Municipal Code (LAMC), a Vesting Tentative Tract Map for the merger and resubdivision of an approximately 1.0-acre site to create one master lot and five above/below grade airspace lots, to effectuate a proposed vacation merger along Gower Street, and to grant approval of a haul route.

Applicant: 6104 Hollywood, LLC
Representative: Dale Goldsmith, Armbruster Goldsmith & Delvac, LLP

Appellants: Sarah Garcia-Rill, Hollywood Residents Association and Supporters Alliance for Environmental Responsibility

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

8. [CPC-2016-2848-VZC-HD-CUB-ZAA-SPR](#)
CEQA: ENV-2016-2849-EIR; SCH No. 200801113
Plan Area: Hollywood
Related Case: VTT-74437-1A

Council District: 13 – O' Farrell
Last Day to Act: 05-09-19

PUBLIC HEARING – Completed March 20, 2019

PROJECT SITE: 6100-6116 West Hollywood Boulevard, 1633-1649 North Gower Street
APNs: 5546-027-004, 5546-027-016, 5546-027-017, and 5546-027-018.

PROPOSED PROJECT:

The Project Site is currently developed as a surface parking lot, which would be redeveloped with the mixed-use Project containing 220 multi-family dwelling units, including 11 restricted affordable units, and 3,270 square feet of ground-floor restaurant space. The Project would consist of a four-story podium structure with an 18-story residential tower located atop the podium, for a total of 22 levels and a maximum building height of 252 feet. Parking would be provided in two subterranean levels as well as three above-grade levels. The Project would contain 198,720 square feet of floor area and a floor area ratio (FAR) of up to 4.5:1.

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-2016-2849-EIR, SCH No. 200801113, 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 Sections 12.32 F and 12.32 Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone and Height District Change from C4-2D-SN/[T][Q]C4-2D-SN and C4-2D/[T][Q]C4-2D to (T)(Q)C4-2D-SN and (T)(Q)C4-2D to allow for a maximum FAR of 4.5:1 in lieu of 2:1 (as established by Ordinance No. 165,662);
5. Pursuant to LAMC Section 12.24 W.1, a Conditional Use for the on-site sale and/or dispensing of a full line of alcoholic beverages in connection with a restaurant tenant to be located in the ground floor commercial space; 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: 6104 Hollywood, LLC
Representative: Dale Goldsmith, Armbruster Goldsmith & Delvac, LLP

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

9. **CPC-2018-5470-DB-SPR**
CEQA: ENV-2015-4441-MND-REC1; ENV-2019-2384-CE
Plan Area: North Hollywood – Valley Village

Council District: 2 – Krekorian
Last Day to Act: 06-04-19

PUBLIC HEARING – Completed April 16, 2019

PROJECT SITE: 6329-6355 North Clybourn Avenue; 10516-10526 West Dubnoff Way

PROPOSED PROJECT:

Demolition of the existing two instructional buildings and five single-family structures for the construction, use and maintenance of a four-story, 45-foot high, affordable housing development consisting of 103 dwelling units, of which 101 will be reserved for Very Low and Low Income Households and two will be reserved as manager's units. The project will provide a total of 106 parking spaces within one subterranean level of parking.

REQUESTED ACTIONS:

1. 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-2015-4441-MND, Adopted on September 13, 2016; and pursuant to CEQA Guidelines 15162 and 15164, as supported by the addendum dated March 21, 2019, and no subsequent EIR or negative declaration is required for approval of the project;
2. An Exemption from CEQA, pursuant to State CEQA Guidelines Section 15332, Class 32, that there is no substantial evidence demonstrating that an exception to the categorical exemption pursuant to State CEQA Guidelines Section 15300.2, applies;
3. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus Compliance Review for a Housing Development with a total of 103 dwelling units (with 101 units set aside for a combination of Very Low and Low Income Households), with the following requested incentives:
 - a. An On-Menu incentive to permit a maximum Floor Area Ratio of 2.025:1 in lieu of 1.5:1 in the (Q)C2-1VL Zone;
 - b. An Off-Menu incentive to permit a maximum height of 45 feet for the entire building in lieu of the Transitional Height Requirements per LAMC Section 12.21.1 A.10; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review to allow for a development which creates or results in an increase of 50 or more dwelling units.

Applicant: Bernard La Fianza, Abbey Road Inc.
Representative: Christopher Murray and Erika Iverson,
Rosenheim & Associates, Inc.

Staff: Lilian Rubio, City Planning Associate
lilian.rubio@lacity.org
(213) 978-1840

10. [DIR-2017-81-TOC-SPR-1A](#)
CEQA: ENV-2017-82-CE
Plan Area: West Los Angeles

Council District: 5 – Koretz
Last Day to Act: 05-10-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 10400-10422 West Santa Monica Boulevard;
1800 South Pandora Avenue

PROPOSED PROJECT:

Demolition of an existing pole sign and the subsequent construction, use, and maintenance of a seven-story, 120 unit, 97,011 square-foot residential building totaling a varying height not to exceed 67-79 feet with 169 automobile parking spaces and 66 bicycle parking spaces. The proposed project will set aside 12 units for Extremely Low Income Households.

APPEAL:

Appeal of the January 17, 2019, Planning Director's determination which:

1. Determined based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15332, Article 19 (Class 32), and there is no substantial evidence demonstrating that an exception to the categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Approved with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a 70 percent increase in density and a Floor Area Ratio (FAR) increase resulting in a percentage increase of up to 50 percent or at least a 3.75:1 FAR in commercial zones, whichever is greater, consistent with the provisions of the Transit Oriented Communities Affordable Housing Incentive Program along with the following three incentives for a qualifying Tier 3 project totaling 120 dwelling units, reserving twelve units for Extremely Low Income Household occupancy:
 - a. Setbacks (Sides). A reduction in required side yard setback to correspond to those of the RAS3 Zone, allowing the provision of 5-foot side yard setbacks in lieu of the side yard setbacks allowed in the C2 Zone;
 - b. Open Space. A maximum 25 percent reduction in required open space, allowing the provision of 9,948 square feet of open space in lieu of the 12,725 square feet required;
 - c. Height. A maximum height of 79 feet in lieu of the maximum permitted 57 feet for a sloping lot in the C2-1VL Zone; and
3. Approved with Conditions, pursuant to LAMC Section 16.05, a Site Plan Review to allow a development that results in an increase of 50 or more dwelling units.

Applicant: Elliot Nayssan Robhana, Inc./ NHD Terrace, LLC
Representative: Matthew Hayden, Hayden Planning

Appellant: Stacy Antler, Century Glen Homeowners Association
Representative: Kristina Kropp, Luna & Glushon

Staff: Lilian Rubio, City Planning Associate
lilian.rubio@lacity.org
(213) 978-1840

11. [DIR-2018-1257-TOC-1A](#)
CEQA: ENV-2017-3086-CE
Plan Area: North Hollywood-Valley Village

Council District: 2 – Krekorian
Last Day to Act: 05-09-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 11246-11250 West Otsego Street and 5071 North Klump Avenue

PROPOSED PROJECT:

Construction of a 6-story, 67-foot high, 70-unit apartment building with approximately 59,323 square feet of residential floor area and 29,094 square feet of subterranean garage area (two levels), on a 17,497 square-foot site (prior to dedication) in the R4-1VL Zone. The project is located in a Tier 3 Transit Oriented Community (TOC) area. The project proposes to set aside seven units, or 10 percent of the total units, for Extremely Low Income Households.

APPEAL:

Appeal of the February 11, 2019, Planning Director's determination which:

1. Determined based on the whole of the administrative record, that the project is exempt from CEQA pursuant to State CEQA Guidelines, Class 32, and there is no substantial evidence demonstrating that an exception to the 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 59 percent increase in density, a 46 percent increase in Floor Area Ratio (FAR), and automobile parking consistent with the provisions of the Transit Oriented Communities (TOC) Affordable Housing Incentive Program, Tier 3, to permit 70 dwelling units by reserving 10 percent or seven dwelling units for Extremely Low Income Households, with the following additional incentives:
 - a. Height. An increase in height from the allowed 45 feet pursuant to Height District 1VL to 67 feet to the roof parapet in accordance with the 22-foot height increase allowed for TOC Tier 3 Incentives;
 - b. Open Space. As permitted by TOC Tier 3 Incentives, a 25 percent reduction in open space to permit a minimum of 5,344 square feet of open space in lieu of the minimum 7,125 square feet required by LAMC Section 12.21 G; and
 - c. Side Yards. A 30 percent reduction on the southerly yard setback to provide 6 feet 4 inches in lieu of the required 9 feet and a 20 percent reduction on the easterly yard setback to provide 12 feet in lieu of the required 15 feet required by LAMC 12.11C, and as permitted by Tier 3 additional incentives.
3. Adopted the Conditions of Approval and Findings.

Applicant: Sam Aslanian, Sam Aslanian Architect, Inc.

Appellant: Donald M. Kaplan, Manager, Otsego NoHo, LLC

Staff: Lucerito Martinez, Planning Assistant
lucy.martinez@lacity.org
(818) 374-5058

*****ITEM NOS. 12 AND 13 WILL BE HEARD AFTER 11:30 a.m.*****

12. [CPC-2019-1881-CA](#)

Council District: ALL

PUBLIC HEARING REQUIRED

PROJECT SITE: CITYWIDE

PROPOSED PROJECT:

An ordinance amending Sections 12.80 and 12.81 of the Los Angeles Municipal Code (LAMC) to make technical amendments to align with emergency shelter regulations in state law (Government Code Section 8698 et. seq).

REQUESTED ACTIONS:

1. Approve and recommend that the City Council determine, based on the whole of the administrative record, that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21080(b)(4) of the Public Resources Code and CEQA Guidelines Sections 15061(b)(3) and 15269;
2. Approve the proposed ordinance and recommend its adoption by City Council;
3. Adopt the staff report as the Commission's report on the subject; and
4. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Cally Hardy, City Planning Associate
cally.hardy@lacity.org
(213) 978-1643

13. **TEMPORARY ADVISORY COMMITTEE ON ELECTRIFICATION POLICY:** Consider establishment of a City Planning Commission Temporary Advisory Committee on Electrification Policy to advance policies on electrification of transportation as a method to support the City's sustainability goals, and provide direction to staff as appropriate.

Staff: Arthi Varma, Deputy Director
arthi.varma@lacity.org
(213) 978-1191

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

Thursday, May 23, 2019
Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

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