

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, JULY 11, 2019 after 8:30 a.m.  
LOS ANGELES CITY COUNCIL CHAMBER, ROOM 340  
200 NORTH SPRING STREET, LOS ANGELES, CALIFORNIA 90012**

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

Cecilia Lamas, Commission Executive Assistant  
[cpc@lacity.org](mailto:cpc@lacity.org)  
(213) 978-1299

**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 two (2) written pages plus accompanying photographs. Fifteen (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. If a Commission meeting is canceled or adjourned due to lack of quorum, all remaining agenda items shall be continued to the next regular meeting 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) 978-1299 or by e-mail at [per.planning@lacity.org](mailto:per.planning@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.

***Información en español acerca de esta junta puede ser obtenida Llamando al (213) 978-1300***

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 – June 13, 2019; June 27, 2019

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**

- 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.
- 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.

**PUBLIC HEARING** – Completed May 16, 2018

**PROJECT SITE:** 6650 – 6668 Franklin Avenue; 1855 North Cherokee Avenue

**PROPOSED PROJECT:**

Maintenance of an existing historic, 10-story, 118-unit, 100% senior affordable multi-family building (The Montecito), and the construction of a 6-story, 68-unit, 100% senior affordable multi-family residential building. The new building (The Montecito II) is proposed at maximum height of 76'-8" tall and will contain 67 senior affordable housing units with one manager's unit, totaling 53,379 square feet of new building area, and approximately 7,000 square feet of recreation/open space area. The Montecito II will be physically connected to the existing Montecito Apartment building by way of a new common lobby providing access to both facilities, with shared amenities within. One unit within the existing building would be modified from a one bedroom to a studio to allow for the connection from the common lobby to the proposed new building.

**REQUESTED ACTIONS:**

1. Find, pursuant to Public Resources Code, Section 21155.2, after consideration of the whole of the administrative record, including the SB 375 Sustainable Communities Environmental Assessment, No. ENV-2017-1504-SCEA ("SCEA"), and all comments received, after imposition of all mitigation measures there is no substantial evidence that the project will have a significant effect on the environment; found that the City Council held a hearing on and adopted the SCEA on February 20, 2019 (CF 18-0412) pursuant to Public Resources Code (PRC) Section 21155.2(b)(6); found the Project is a "transit priority project" as defined by PRC Section 21155 and the Project has incorporated all feasible mitigation measures, performance standards, or criteria set forth in prior EIR(s), including SCAG 2016-2040 RTP/SCS EIR SCH No. 2015031035; found all potentially significant effects required to be identified in the initial study have been identified and analyzed in the SCEA; Find with respect to each significant effect on the environment required to be identified in the initial study for the SCEA, changes or alterations have been required in or incorporated into the Project that avoid or mitigate the significant effects to a level of insignificance or those changes or alterations are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency; Find the SCEA reflects the independent judgment and analysis of the City; found the mitigation measures have been made enforceable conditions on the project; and adopted the SCEA and the Mitigation Monitoring Program prepared for the SCEA;
2. Pursuant to California Government Code Section 65915(f)(3) and Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus to permit a Senior Residential Housing Development Project with 118 existing non-conforming units and 68 new units, dedicating 99 percent of proposed units to be restricted to Low and Very Low Income Households in exchange for the following incentives:
  - a. An On-Menu Incentive for an increase in height to permit a new building with 76 feet, 8 inches in height in lieu of the otherwise permitted 72 foot height limit pursuant to Ordinance 165,656 and LAMC Section 12.21.1 B.2 for a site with more than 20 feet of grade change;
  - b. A modification of a development standard not on the menu to allow a decrease in yards to permit a 4 foot, 6 inch northerly side yard fronting Franklin Boulevard in lieu of the otherwise required 9 feet pursuant to LAMC Section 12.11 C.2; and
  - c. A modification of a development standard not on the menu to allow a decrease in yards to permit a 10 foot rear yard in lieu of the otherwise required 18 foot rear yard pursuant to LAMC Section 12.11 C.3;

3. Pursuant to LAMC Section 12.24 U.26, a Conditional Use Permit to permit a housing development project with a density increase greater than the maximum permitted in LAMC Section 12.22 A.25, for a total of 186 units; and
4. Pursuant to LAMC Section 16.05 C, a Site Plan Review to permit the construction, use, and maintenance of 50 or more new residential units.

**Applicant:** Thomas Safran, Montecito Apartment Housing, LP  
Representative: Dana Sayles, ThreeSixty

**Staff:** Jenna Monterrosa, City Planner  
[jenna.monterrosa@lacity.org](mailto:jenna.monterrosa@lacity.org)  
(213) 978-1377

7. [DIR-2018-3691-TOC-SPP-WDI-1A](#)  
CEQA: ENV-2018-3692-SE  
Plan Area: Westlake

Council District: 1 – Cedillo  
Last Day to Act: 08-14-19

## **PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 418, 426, 430 North Firmin Street

### **PROPOSED PROJECT:**

Demolition of a single-family residence and detached garage and relocation of a single-family residence located at 430 North Firmin Street to a vacant parcel located at 115 East Avenue and construction, use and maintenance of a seven-story, multi-family residential building with a total of 64 dwelling units consisting of 45 permanent supportive housing units reserved for Extremely Low Income Households and 19 units reserved for Low Income Households. One of the 19 units that will be reserved for Low Income Households will be a manager's unit.

### **APPEAL:**

Appeal of the May 16, 2019, Director of Planning's determination which:

1. Determined, based on the whole of the administrative record, that the project is statutorily exempt from CEQA pursuant to CEQA Guidelines Sections 15192 and 15194;
2. Approved with Conditions, pursuant to Section 12.22 A.31 of the Los Angeles Municipal Code (LAMC), a Transit Oriented Communities (TOC) Affordable Housing Incentive Program Compliance Review, for a qualifying Tier 3 project, totaling 64 dwelling units, reserving 45 units for Extremely Low Income Household occupancy and 19 units for Low Income Household occupancy for a period of 55 years, with the following Base and Additional Incentives:

#### **Base Incentives:**

- a. Residential Density. A 45-percent increase in the maximum density to permit a total of 64 dwelling units in lieu of 44 units as otherwise permitted by Section 6.F.1 of the Central City West Specific Plan;
- b. Floor Area Ratio (FAR). A 45-percent increase in the maximum FAR to permit 4.35:1 in lieu of 3:1 as otherwise permitted by Section 6.C of the Central City West Specific Plan; and
- c. Parking. No required vehicular parking for all residential units.

#### **Additional Incentives:**

- d. Northerly Side Yard and Rear Yard. A 30 percent reduction in the minimum northerly side yard setback to permit seven feet in lieu of 10 feet as otherwise required by Section 6.F.1 of the Central City West Specific Plan, and a 30-percent reduction in the minimum rear yard setback to permit 13 feet, 4 inches in lieu of 19 feet as otherwise required by Section 6.F.1 of the Central City West Specific Plan;

- e. Usable Open Space. A 25 percent reduction in the minimum usable open space to permit 5,307 square feet in lieu of 7,075 square feet as otherwise required by LAMC Section 12.21 G.2;
  - f. Common Open Space. A 17.1 percent reduction in the minimum common open space to permit 5,306 square feet in lieu of 6,400 square feet as otherwise required by Section C.1(a) of Appendix D of the Central City West Specific Plan; and
  - g. Height. An 11 foot increase in the maximum building height to permit 86 feet in lieu of 75 feet as otherwise required by Section 6.C of the Central City West Specific Plan.
3. Approved with Conditions, a Project Permit Compliance Review, pursuant to LAMC Section 11.5.7 C and the Central City West Specific Plan, Ordinance No. 173,455, for the construction of a seven-story multi-family residential building consisting of 64 dwelling units;
  4. Dismissed a request for a Waiver of Dedication and Improvement, pursuant to LAMC Section 12.37 I.3, to waive a seven-foot dedication and sidewalk improvement to complete a 25-foot half right-of-way on the east side of Firmin Street adjoining the project site's street frontage, inasmuch as Firmin Street is designated a Local Street – Limited and the Project is not subject to dedication and improvement requirements per LAMC Section 12.37 A; and
  5. Adopted the Conditions of Approval and Findings.

**Applicant:** Ted Handel  
Representative: Katherine Casey

**Appellant:** Patricia Mendoza

**Staff:** Nuri Cho, City Planning Associate  
[nuri.cho@lacity.org](mailto:nuri.cho@lacity.org)  
(213) 978-1177

8. **CPC-2019-1013-MSC**  
CEQA: ENV-2019-1014-CE  
Plan Area: Wilshire

Council District: 4 – Ryu  
Last Day to Act: 09-11-19

**PUBLIC HEARING** – Completed May 6, 2019

**PROJECT SITE:** Windsor Square Historic Preservation Overlay Zone (generally bounded by Beverly Boulevard to the north, Wilshire Boulevard to the south, both sides of Van Ness Boulevard to the east, and both sides of Arden Boulevard to the west, but excluding commercial and multi-family R3 zoned lots).

**PROPOSED PROJECT:**

Update of the Preservation Plan for the Windsor Square Historic Preservation Overlay Zone (HPOZ).

**REQUESTED ACTIONS:**

1. Determine based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Sections 15308 and 15331, Class 8 and Class 31, 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 12.20.3 E.4 of the Los Angeles Municipal Code, adopt the proposed updated Preservation Plan for the Windsor Square HPOZ; and
3. Adopt the Findings.

**Applicant:** City of Los Angeles

**Staff:** Kimberly Henry, City Planning Associate  
[kimberly.henry@lacity.org](mailto:kimberly.henry@lacity.org)  
(213) 847-3678

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

**Thursday, July 25, 2019**  
Van Nuys City Hall  
Council Chamber, 2<sup>nd</sup> Floor  
14410 Sylvan Street  
Van Nuys, CA 91401

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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) 978-1299 or by email at [cpc@lacity.org](mailto:cpc@lacity.org).