

**CITY PLANNING COMMISSION
REGULAR AGENDA MEETING
THURSDAY, JULY 25, 2019 after 8:30 a.m.
VAN NUYS CITY COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91410**

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. Berton, 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
(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. 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.

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**

- Election of Officers
- 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 – July 11, 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**

- 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** (No items)

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.

6. [CPC-2017-1961-CU](#)
CEQA: ENV-2017-1960-CE
Plan Area: Van Nuys- North Sherman Oaks

Council District: 2 – Krekorian
Last Day to Act: 07-25-19
Continued from: 05-23-19

PUBLIC HEARING – Completed February 11, 2019

PROJECT SITE: 14011 West Archwood Street

PROPOSED PROJECT:

Conversion of an existing 3,358 square-foot single-family dwelling into a congregate living health facility with up to 12 beds. The facility will operate 24 hours a day with a staff of four employees and will provide a total of six on-site parking spaces and four bicycle spaces.

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 a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies; and
2. Pursuant to Section 12.24 U.12 of the Los Angeles Municipal Code, a Conditional Use to permit a 12-bed congregate living health facility in the R1-1 Zone.

Applicant: Sona Undzhyan, Archwood House CLHF, Inc.
Representative: Benjamin Fiss, Pacific Zoning, LLC

Staff: Marianne King, City Planning Associate
marianne.king@lacity.org
(818) 374-5059

7. [DIR- 2019-366-TOC-1A](#)
CEQA: ENV-2019-367-CE
Plan Area: Wilshire

Council District: 1 – Cedillo
Last Day to Act: 07-30-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 1047 South Mariposa Avenue;
1049, 1053, 1053 ½, 1055 South Mariposa Avenue

PROPOSED PROJECT:

Construction, use and maintenance of a seven-story, multi-family residential building containing 41 dwelling units, including a market-rate manager's unit, seven units restricted to Very Low Income Households and 33 units restricted to Low Income Households. The building height will be a maximum of 79 feet, as measured from grade to the top of roof structures, and contain 36,266.5 square feet of residential floor area with a Floor Area Ratio (FAR) of 4.5:1. The Project will provide eight non-required automobile parking spaces, 40 bicycle parking stalls, and 3,909 square feet of open space, including an 890 square-foot recreation room and a 2,019 square-foot roof deck on the seventh floor, and 1,000 square feet of private balconies.

APPEAL:

Appeal of the May 16, 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, Article 19, Section 15332 (Class 32 Urban In-Fill Development), 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 Transit Oriented Communities (TOC) Affordable Housing Incentive Program Compliance Review for a qualifying Tier 4 project, totaling 41 dwelling units, reserving seven units for Very Low Income Household occupancy and 33 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 36 percent increase in the maximum density to permit a total of 41 dwelling units in lieu of 30 units as otherwise permitted by LAMC Section 12.11 C.4;
- b. Floor Area Ratio (FAR). A 55 percent increase in the FAR to permit a maximum of 4.65:1 in lieu of 3:1 as otherwise permitted by LAMC Section 12.21.1 A.1;
- c. Parking. No required vehicular parking for residential units;

Additional Incentives:

- d. Rear Yard. A 35 percent reduction in the rear yard setback to permit a minimum of 12 feet, 4 inches in lieu of the minimum 19 feet as otherwise required by LAMC Section 12.11 C.3; and
 - e. Open Space. A 25 percent reduction in the usable open space to require a minimum of 3,562.5 square feet in lieu of the minimum 4,750 square feet as otherwise required by LAMC Section 12.21 G.2; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Jesse Slansky, West Hollywood Community Housing Corporation
Representative: Christopher Murray, Rosenheim & Associates, Inc.

Appellant: Martha Mendez-MacHoll
Representative: Pantea Yashar, Ervin Cohen & Jessup, LLP

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

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

Thursday, August 8, 2019
Los Angeles City Hall
Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

An Equal Employment Opportunity/Affirmative Action Employer

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 Commission Executive Assistant at (213) 978-1299 or by email at cpc@lacity.org.