

**CITY PLANNING COMMISSION
REGULAR AGENDA MEETING
THURSDAY, AUGUST 22, 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. 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

(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 **seven (7) working 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, CA 90012. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

Agendas 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. Meeting Minutes are available to the public at the Commission Office, 200 North Spring Street, Room 272, Los Angeles, CA 90012, 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 – August 8, 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** (5a, 5b and 5c)

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-2018-6902-ZC-CU-ZAA-SPR](#)
CEQA: ENV-2018-6903-ND
Plan Area: North Hollywood - Valley Village

Council District: 2 – Krekorian
Last Day to Act: 09-30-19

PUBLIC HEARING – Completed July 16, 2019

PROJECT SITE: 10810 West Vanowen Street

PROPOSED PROJECT:

Demolition of an existing, 42,380 square foot, single-story, mini-warehouse storage facility, and the construction of a new, three-story mini-warehouse facility to be used for the storage of household goods. The Project would include a total of 160,277 square feet of floor area and would be a maximum of 45 feet in height in the southern portion located in the proposed CM Zone, and a maximum of 44 feet, three inches in the northern portion located in the proposed M2 Zone (with limited permitted exceptions up to 10 feet above for mechanical equipment, stairways, and elevator tower structures pursuant to the Los Angeles Municipal Code (LAMC) Section 12.21.1 B.3). The Project would include 40 surface automobile parking spaces and 34 bicycle parking spaces (17 short term and 17 long term). The floor area ratio of the building would be approximately 1.79:1.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2018-6903-ND (“Negative Declaration”), and all comments received, that there is no substantial evidence that the Project will have a significant effect on the environment; find the Negative Declaration reflects the independent judgment and analysis of the City; and adopt Negative Declaration;
2. Pursuant to LAMC Section 12.32 F and Charter Section 558, a Zone Change from [Q]CM-1VL to CM-1VL (for the southern portion of the site) and M2-1VL (for the northern portion of the site);
3. Pursuant to LAMC Sections 12.24 W.50 and 12.24 S, a Conditional Use to allow:
 - a. The storage of households goods in the proposed CM Zone and M2 Zone within 500 feet of an A or R Zone or residential use; and
 - b. Changes to the parking requirements not to exceed 20 percent of the total parking otherwise required by the LAMC, before any included parking reduction for bicycle parking credits;
4. Pursuant to LAMC Section 12.28, a Zoning Administrator’s Adjustment to allow:
 - a. A floor area ratio increase of less than 20 percent in lieu of the 1.5:1 otherwise permitted by the Code; and
 - b. A height increase of less than 20 percent for the portion of the project site located within the proposed M2 Zone (not inclusive of limited permitted exceptions up to 10 feet above for mechanical equipment, stairways, and elevator tower structures pursuant to LAMC Section 12.21.1 B.3) in lieu of the 37 feet otherwise permitted by the Code; 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: Andres Friedman, Public Storage
Representative: Francis Park, Park & Velayos LLP

Staff: Courtney Shum, City Planner
courtney.shum@lacity.org
(213) 978-1916

5b. [CPC-2013-621-ZC-GPA-SP](#)
CEQA: ENV-2013-622-EIR
Plan Area: West Los Angeles,
Palms – Mar Vista – Del Rey,
West Adams – Baldwin Hills – Leimert

Council District: 5 – Koretz
10 – Wesson; 11 – Bonin
Last Day to Act: N/A

PUBLIC HEARING – Completed May 23, 2017

PROJECT SITE: The Project area is located approximately eight miles west of Downtown Los Angeles, and includes the public right-of-way along five street segments approximately within a half-mile of the Exposition Line: Bundy Drive (between Missouri Avenue and Pico Boulevard); Olympic Boulevard (between Centinela Avenue and Barrington Avenue); Sepulveda Boulevard (between Olympic Boulevard and National Boulevard); National Boulevard (between Mentone Avenue and Castle Heights Avenue); and Palms Boulevard (between Motor Avenue and National Boulevard).

PROPOSED PROJECT:

The Project is comprised of the Exposition Corridor Streetscape Plan, which outlines streetscape improvements to be implemented in the public right-of-way.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, determine that the Project was assessed in the previously certified Environmental Impact Report No. ENV-2013-622-EIR, certified on July 3, 2018, and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Pursuant to LAMC Section 11.5.4, determine that the Exposition Corridor Streetscape Plan is necessary and appropriate to the administration of the provisions of the Exposition Corridor Transit Neighborhood Plan, the Zoning Code as well as the provisions of the West Los Angeles, Palms–Mar Vista–Del Rey, and West Adams–Baldwin Hills–Leimert Community Plans within the boundaries of the Exposition Corridor Transit Neighborhood Plan; and
3. Pursuant to LAMC Section 11.5.4, adopt the Exposition Corridor Transit Neighborhood Plan Streetscape Plan, previously approved in concept on November 9, 2017.

Applicant: City of Los Angeles

Staff: Dylan Sittig, City Planning Associate
dylan.sittig@lacity.org
(213) 978–1197

5c. [CPC-1948-2041-PA1](#)
CEQA: ENV-2018-3988-CE
Plan Area: North Hollywood - Valley Village

Council District: 2 – Krekorian
Last Day to Act: 09-06-19

PUBLIC HEARING – Completed June 25, 2019

PROJECT SITE: 6160 North Cartwright Avenue; 6135-6235 North Cahuenga Boulevard;
10625 and 10626 West Erwin Street

PROPOSED PROJECT:

Continued use and renovation of an existing 8,816 square foot church building and the addition of approximately 5,064 square feet for a combined new total of 13,880 square feet with 865 proposed seats, and resurfacing and updating the landscaping on the adjacent surface parking lot to contain 92 automobile spaces located at the east portion of the campus fronting Erwin Street, Cartwright Avenue and Delano Street with an over-in-height fence. There are 173 total parking spaces

proposed to be located on the south portion of the campus shared between the existing convent, school and church. There are an additional 42 parking spaces provided on the north portion of the campus, west of the grass field, north of the rectory. The plan approval does not propose any operational or physical changes to the school, convent, or rectory buildings.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15301, an Exemption from CEQA Class 1, 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 M of the Los Angeles Municipal Code, a Plan Approval of Case No. CPC-1948-2041 for an addition/renovation to the existing church building and landscape updates and restriping of the adjacent surface parking lot.

Applicant: Nicolas Sanchez, Saint Patrick’s Catholic Church
Representative: Jim Van Compernelle, JVC Architects

Staff: Sarah Hounsell, City Planner
sarah.hounsell@lacity.org
(818) 374-9917

6. [CPC-2017-627-VZCJ-SPR](#)
CEQA: ENV-2017-628-MND
Plan Area: Mission Hills – Panorama City – North Hills

Council District: 7 – Rodriguez
Last Day to Act: 08-30-19

PUBLIC HEARING – Completed March 26, 2019

PROJECT SITE: 15418 Bermuda Street

PROPOSED PROJECT:

Construction, use, and maintenance of an approximately 58,233 square foot, 52 unit apartment complex, approximately 61.5 feet in height and four stories, including a parking garage on the ground floor and three stories above the parking garage for one and two bedroom residential dwelling units. Of the 52 dwelling units, six percent (four units) will be set aside for Very Low Income households and five percent (three units) will be set aside for Extremely Low Income households. The proposed residential apartment building includes 6,175 square feet of common open space (courtyard, community room, and decks). Under Measure JJJ and pursuant to the Los Angeles Municipal Code (LAMC) Section 11.5.11(e), the Applicant is requesting a developer’s incentive for reduced parking to provide 77 automobile parking spaces. Additionally, 58 bicycle parking spaces are provided.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2017-628-MND (“Mitigated Negative Declaration”), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to LAMC Sections 12.32 F and Q, a Vesting Zone Change from A2P-1 to (T)(Q)RAS4-1 including a developer’s incentive pursuant to LAMC Section 11.5.11(e) to provide 77 automobile parking spaces; and
3. Pursuant LAMC Section 16.05, a Site Plan Review for a development project which creates an increase of 50 or more residential dwelling units.

Applicant: John Ackerman
Representative: Eric Lieberman, QES, Inc.

Staff: Laura Frazin-Steele, City Planner
laura.frazinsteede@lacity.org
(818) 374-9919

7. **VTT-82227-CN-1A**
CEQA: ENV-2018-3238-SCPE
Plan Area: Central City North

Council District: 1 – Cedillo
Last Day to Act: 08-22-19

PUBLIC HEARING REQUIRED

PROJECT SITE: 942 North Broadway Avenue

PROPOSED PROJECT:

Merger and resubdivision of five lots, including one master ground lot, four airspace lots and 178 residential condominium units, in the Central City North Community Plan.

APPEAL:

Appeal of the May 31, 2019, Advisory Agency's determination which:

1. Found, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Sustainable Communities Project CEQA Exemption (SCPE) No. ENV-2018-3238-SCPE, as adopted by the City Council on February 20, 2019, and that the project is a transit priority project pursuant to PRC Section 21155 and meets all of the requirements of subdivisions of PRC Section 21155.1, and is therefore exempt from the California Environmental Quality Act, in accordance with PRC Section 21155.1; and
2. Approved, pursuant to Section 17.15 of the Los Angeles Municipal Code, a Vesting Tentative Tract Map No. 82227-CN for the merger and resubdivision of five lots, including one master ground lot, four airspace lots and 178 residential condominium units, in the Central City North Community Plan.

Applicant: Rick Illich, TF Broadway LP
Representative: Alex Irvine, Irvine & Associates, Inc.

Appellant: Steve Riboli, Mission RFT /SR, LLC
Representative: Richard A. McDonald Esq., Carlson & Nicholas, LLP

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

The next regular meeting of the City Planning Commission will be held at **8:30 a.m.** on **Thursday, September 12, 2019** at

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 **seven (7) working days prior to the meeting** by calling the Commission Executive Assistant at (213) 978-1299 or by email at cpc@lacity.org.