

LOS ANGELES CITY PLANNING COMMISSION  
**OFFICIAL MINUTES**  
THURSDAY, AUGUST 22, 2019  
VAN NUYS CITY COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR  
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91410

MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN ACTION FORMAT. THE ENTIRE DISCUSSION RELATED TO EACH ITEM IS ACCESSIBLE IN AUDIO FORMAT ONLINE AT [planning.lacity.org](http://planning.lacity.org). TO LISTEN TO THE AUDIO FILE: UNDER General Info, **SELECT COMMISSIONS & HEARINGS, CITY PLANNING COMMISSION, AGENDAS**, LOCATE THE COMMISSION MEETING DATE AND **SELECT THE AUDIO**” BUTTON.

Commission President Samantha Millman called the regular meeting to order at 8:56 a.m. with Commission Vice President Vahid Khorsand and Commissioners, David Ambroz, Helen Leung, Veronica Padilla-Campos in attendance.

Commissioners Caroline Choe, Karen Mack, Marc Mitchell and Dana Perlman were not in attendance.

Also in attendance were Vince Bertoni, Planning Director, Kevin J. Keller, Executive Officer, Lisa M. Webber, Deputy Director, and Amy Brothers, Deputy City Attorney. Commission Office staff present were Cecilia Lamas, Commission Executive Assistant, Irene Gonzalez, Commissioner Office Manager and Marcos G. Godoy, Administrative Clerk.

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**ITEM NO. 1**

**DIRECTOR’S REPORT AND COMMISSION BUSINESS**

- Vince Bertoni, Director of Planning introduced Kevin J. Keller, Executive Officer, to give the Commission an update on the Accessory Dwelling Unit Ordinance and the City Sign Ordinance.
- Amy Brothers, Deputy City Attorney, provided an update on the litigation involving the ICON Panorama Project.
- There were no requests by the any of the Commissioners.
- Minutes of Meeting:  
Commissioner Leung moved to approve the Minutes of Meeting August 8, 2019. Commissioner Padilla-Campos seconded the motion and the vote proceeded as follows:

Moved: Leung  
Second: Padilla-Campos  
Ayes: Ambroz, Khorsand, Millman  
Absent: Choe, Mack, Mitchell, Perlman

**Vote: 5 – 0**

**MOTION PASSED**

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**ITEM NO. 2****NEIGHBORHOOD COUNCIL PRESENTATION**

There were no Neighborhood Council presentations.

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**ITEM NO. 3****GENERAL PUBLIC COMMENT**

No speakers addressed the Commission during general public comment.

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**ITEM NO. 4****RECONSIDERATIONS**

There were no requests for reconsiderations.

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President Millman announced Commissioner Choe joined the meeting at approximately 9:20 a.m.

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**ITEM NOS. 5a, 5b and 5c  
CONSENT CALENDAR****MOTION:**

Commissioner Ambroz moved to approve the consent calendar. The action was seconded by Commissioner Khorsand:

**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

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.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2018-6903-ND ("Negative Declaration"), and all comments received, 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 the Negative Declaration;
2. Disapprove the Zone Change request as filed;

3. Approve and recommend, that the City Council adopt, pursuant to Section 12.32 F of the Los Angeles Municipal Code (LAMC) and Charter Section 558, a Zone Change from [Q]CM-1VL to (T)(Q)CM-1VL (for the southern portion of the site) and (T)(Q)M2-1VL (for the northern portion of the site), subject to the (T) and (Q) Conditions of Approval;
4. Approve, 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;
5. Approve, 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;
6. Approve, 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;
7. Adopt the Conditions of Approval; and
8. Adopt the Findings.

**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).

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

1. Find, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified Environmental Impact Report No. ENV-2013-622-EIR, certified on July 3, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Approve, the Exposition Corridor Transit Neighborhood Plan Streetscape Plan and accompanying Map, previously approved in concept on November 9, 2017 (Exhibits C and B).
3. 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;

4. Adopt, the Resolution to approve the Exposition Corridor Transit Neighborhood Plan Streetscape Plan (Exhibit A); and
5. Adopt, the Supplemental Staff Recommendation Report as the Commission Report.

**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

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.

1. Determine that based on the whole of the administrative record, the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15301, Class 1, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Approve, pursuant to Sections 12.24 M and 12.24 F 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;
3. Adopt the Conditions of Approval; and
9. Adopt the Findings.

The vote proceeded as follows:

Moved: Ambroz  
Second: Khorsand  
Ayes: Choe, Leung, Millman, Padilla-Campos  
Absent: Mack, Mitchell, Perlman

**Vote: 6 – 0**

**MOTION PASSED**

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President Millman announced Item No. 07 would be taken out of order

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**ITEM NO. 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**IN ATTENDANCE:**

Oliver Netburn, City Planner and Nicholas Hendricks, Senior City Planner, representing the Department.

**MOTION:**

Commissioner Ambroz moved to continue the matter to the City Planning Commission Meeting of September 12, 2019. Commissioner Khorsand seconded the motion and the vote proceeded as follows:

Moved: Ambroz

Second: Khorsand

Ayes: Choe, Leung, Millman, Padilla-Campos

Absent: Mack, Mitchell, Perlman

**Vote: 6 – 0****MOTION PASSED**

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**ITEM NO. 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**IN ATTENDANCE:**

Laura Frazin-Steele, City Planner, Michelle Levy, Senior City Planner and Blake Lamb, Principal Planner, representing the Department; and Eric Lieberman, QES, Inc., representing the Applicant.

**MOTION:**

Commissioner Padilla-Campos put forth the actions below in conjunction with the approval of the following Project with modifications, if any, stated on the record:

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.

1. Find, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration No. ENV-2017-628-MND ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; Find the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; Find the mitigation measures have been made enforceable conditions of the project; and Adopt the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approve and recommend, that the City Council adopt, pursuant to Sections 12.32 F and Q of the Los Angeles Municipal Code (LAMC), a Vesting Zone Change from the existing A2P-1 Zone to (T)(Q)RAS4-1, including a developer's incentive for 77 automobile parking spaces;
3. Approve, pursuant to LAMC Section 16.05, a Site Plan Review for the development of an approximately 58,233 square foot, 52 unit apartment complex approximately 61.5 feet in height and 4 stories, including a parking garage on the ground floor and 3 stories above the parking garage for one- and two-bedroom residential dwelling units;
4. Adopt the Conditions of Approval, as modified by the Commission; and
5. Adopt the Findings.

Commissioner Khorsand seconded the motion and the vote proceeded as follows:

Moved: Padilla-Campos  
Second: Khorsand  
Ayes: Ambroz, Choe, Leung, Millman  
Absent: Mack, Mitchell, Perlman

**Vote: 6 – 0**

**MOTION PASSED**

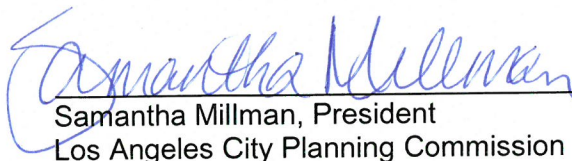
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There being no further business before the Commission, the meeting adjourned at 9:49 a.m.



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Cecilia Lamas, Commission Executive Assistant  
Los Angeles City Planning Commission



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Samantha Millman, President  
Los Angeles City Planning Commission

**ADOPTED**  
CITY OF LOS ANGELES

**SEP 12 2019**

CITY PLANNING DEPARTMENT  
COMMISSION OFFICE