

**CITY PLANNING COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, APRIL 26, 2018 after 8:30 a.m.  
VAN NUYS, COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR  
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

David H. Ambroz, President  
Renee Dake Wilson, AIA, Vice President  
Caroline Choe, Commissioner  
Vahid Khorsand, Commissioner  
Samantha Millman, Commissioner  
Marc Mitchell, Commissioner  
Veronica Padilla-Campos, Commissioner  
Dana Perlman, Commissioner  
Vacant, Commissioner

Vincent P. Bertoni, AICP, Director  
Kevin J. Keller, AICP, Executive Officer  
Lisa M. Webber, AICP, Deputy Director

James K. Williams, Commission Executive Assistant II  
[cpc@lacity.org](mailto:cpc@lacity.org)  
(213) 978-1295

**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 2 pages plus accompanying photographs. 20 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. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date 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) 978-1300 or by e-mail at [CPC@lacity.org](mailto:CPC@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 532, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

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 12, 2018
- Update to the Commission Rules and Operating Procedures related to the Submittal Guidelines.

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. **VTT-74315-1A** Council District: 6 - Martinez  
CEQA: ENV-2016-1061-EIR; SCH No. 2016081031 Last Day to Act: 05-05-18  
Plan Area: Mission Hills – Panorama City – North Hills  
Related Case: CPC-2016-2118-VZC-MCUP-CU-SPR-CDO-DD

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 14665 West Roscoe Boulevard  
14665 – 14697 West Roscoe Boulevard; 8300 – 8406 North Cedros Avenue;  
8321- 8413 North Tobias Avenue

**PROPOSED PROJECT:**

Vesting Tentative Tract for the merger and resubdivision of an 8.9-acre site into 6 lots (1 master lot and 5 airspace lots) for a mixed-use development.

**APPEAL:**

Appeal of the Deputy Advisory Agency’s Certification of the EIR, adoption of the CEQA findings, adoption of the Statement of Overriding Considerations, and adoption of the Mitigation Monitoring Program prepared for the ICON Panorama EIR; and an appeal of the Deputy Advisory Agency’s determination to approve a Vesting Tentative Tract Map for the merger and resubdivision of an 8.9-acre site into 6 lots (1 master lot and 5 airspace lots) for a mixed-use development.

**Applicant:** Eran Fields, The ICON at Panorama, LLC  
Representative: Carol Zagaria, PSOMAS

**Appellants:** Southwest Regional Council of Carpenters; LiUNA Local 300  
Representative: Richard Drury, Lozeau Drury LLP

**Staff:** Milena Zasadzien, City Planner  
[milena.zasadzien@lacity.org](mailto:milena.zasadzien@lacity.org)  
(213) 847-3636

7. **CPC-2016-2118-VZC-MCUP-CU-SPR-CDO-DD** Council District: 6 – Martinez  
CEQA: ENV-2016-1061-EIR; SCH No. 2016081031 Last Day to Act: 04-26-18  
Plan Area: Mission Hills-Panorama City-North Hills  
Related Case: VTT-74315-1A

**PUBLIC HEARING** – Completed on March 20, 2018

**PROJECT SITE:** 14665 West Roscoe Boulevard  
14665 – 14697 West Roscoe Boulevard; 8300 – 8406 North Cedros Avenue;  
8321- 8413 North Tobias Avenue

**PROPOSED PROJECT:**

A mixed-use development consisting of up to 422 multi-family residential units and approximately 200,000 square feet of commercial uses, located within seven buildings totaling approximately 584,000 square-feet of floor area on an 8.9-acre site. Two seven-story residential buildings (five stories of residential over two levels of above-ground parking) would be located along the western and northern portions of the site. Commercial uses would be located within five separate one- and two-story buildings on the eastern and southern portions of the site and would be served by a six-level parking structure within the center of the property. The Project includes demolition and removal of three existing vacant commercial buildings totaling 172,500 square feet of floor area and associated surface parking areas.

*Recommended Project (Alternative 5 – Reduced Commercial Project):* A mixed-use development consisting of up to 675 multi-family residential units and approximately 60,000 square feet of commercial uses, located within four buildings totaling approximately 675,000 square-feet of floor area on an 8.9-acre site. Two six- and seven-story residential buildings (four or five stories of residential over two levels of above-ground parking) would be located along the western, northern, and central portions of the site. Commercial uses would be located within two separate one-story buildings on the eastern and southern portions of the site, separated by an approximately 17,000 square-foot plaza, and served by a central surface parking lot and ground-floor parking areas within the residential structures. The Project includes demolition and removal of three existing vacant commercial buildings totaling 172,500 square feet of floor area and associated surface parking areas.

*\*Note: Since the March 20, 2018 public hearing, the project has been reduced to 623 dwelling units and 571,146 square feet of total floor area, and no change to the 60,000 square feet of commercial floor area.*

**REQUESTED ACTIONS:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the consideration and certification of the Draft EIR, ENV-2016-1061-EIR (SCH No. 2016081031), dated April 2017, the Revised Draft EIR, dated August 2017, the Final EIR, dated February 2018 (The ICON at Panorama Project EIR), and Errata, dated March 2018 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 Change from [Q]C2-1-CDO (Commercial Zone) and [Q]P-1-CDO (Parking Zone) to (T)(Q)C2-1-CDO (Commercial Zone) for the entire site and request to modify the existing [Q] Condition related to signage;
5. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow for the sale and dispensing of alcoholic beverages for on-site and off-site consumption at five establishments within the commercially developed portion of the project site;
6. Pursuant to LAMC Section 12.24 W.27, a Conditional Use Permit for a Commercial Corner Development to permit restaurants with extended hours of operation beyond 11:00 p.m., and a maximum building height of 85 feet in lieu of a maximum allowable height of 45 feet;
7. Pursuant to LAMC Section 16.05, a Site Plan Review for a development project which creates over 50,000 square feet of non-residential floor area and over 50 dwelling units;
8. Pursuant to LAMC Section 13.08 E.3 and the Panorama City Community Design Overlay (Ordinance 175,549), a Design Review Plan Approval for a mixed-use development; and
9. Pursuant to LAMC Section 12.21 G, a Director’s Decision for a 10 percent reduction in the required Open Space.

**Applicant:** Eran Fields, The ICON at Panorama, LLC  
Representative: Carol Zagaria, PSOMAS

**Staff:** Milena Zasadzien, City Planner  
[milena.zasadzien@lacity.org](mailto:milena.zasadzien@lacity.org)  
(213) 847-3636

8. **CPC-2013-3319-DB-SPR** Council District: 1 – Cedillo  
CEQA: ENV-2013-3320-EIR; SCH No. 2015061025 Last Day to Act: 04-30-18  
Plan Area: Silver Lake – Echo Park – Elysian Valley  
Related Cases: VTT-72552; VTT-72553

**PUBLIC HEARING** – Completed February 28, 2018

**PROJECT SITE:** 1185, 1187, 1193, 1195, 1197, 1201, 1201 ½, 1205, 1205 ½, 1207, 1207 ½, 1211, 1215, 1221, 1225, 1229, 1233, 1239, 1243, 1245, 1247, 1247 ½ West Sunset Boulevard; 917 North Everett Street

**PROPOSED PROJECT:**

The Project would remove all uses on the Project Site, including a 3,000-square foot warehouse, a two-unit apartment building, two bungalow apartments, a 4,800 square-foot commercial building, surface parking lots and a car wash/repair shop along Sunset Boulevard to construct a mixed-use development (Sunset & Everett Mixed-Use Development) consisting of a 148,345 square foot Building A along Sunset Boulevard, containing 161 residential units and 3,078 square feet of ground-level retail, and a 49,513 square foot Building B, at the corner of Sunset Boulevard and Everett Street, containing 43 residential units and 8,256 square feet of ground-level retail space. Buildings A and B would contain a total of 204 residential units, 11,334 square feet of retail, a total of 294 parking spaces, and 236 bicycle parking spaces.

**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-2013-3320-EIR, which includes the Draft EIR, No. ENV-2013-3320-EIR, SCH No. 2015061025, dated May 26, 2016, and the Final EIR, dated December 29, 2017 (“Sunset & Everett Mixed-Use Development and Everett Small Lot Subdivision EIR”), 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 Los Angeles Municipal Code (LAMC) Section 12.22 A.25, a Density Bonus Compliance Review, reserving seven percent, or 15 units, for Very Low Income Households, and utilizing Parking Option 1, for the Sunset & Everett Mixed-Use Development, seeking the following two incentives:
  - a. Pursuant to LAMC Section 12.22 A.25(f), an On-Menu Incentive to permit a 25 percent increase in Floor Area Ratio (FAR) to permit a 1.88 FAR in lieu of 1.5 FAR otherwise permitted in the C2-1VL Zone; and
  - b. Pursuant to LAMC 12.22 A.25(g), a Waiver of Development Standard (Off-Menu) to permit:
    - i. A 15-foot height increase for a maximum height of 72 feet as measured from grade (66 feet as measured from plumb height) in lieu of a 57-foot base height for Building A;

- ii. A 4-foot increase for a maximum height of 61 feet as measured from grade (59 feet as measured from plumb height) in lieu of a 57-foot base height for Building B; and
  - iii. A six-story mixed-use building in lieu of a three-story building for Building A and a five-story mixed-use building in lieu of a three-story building for Building B.
5. Pursuant to LAMC Section 16.05, a Site Plan Review for the Sunset & Everett Mixed-Use Development, resulting in 204 new residential units.

**Applicant:** Fred Shaffer, Aragon (Sunset/Everett) Properties Corporation  
Representative: Dave Rand, Armbruster, Goldsmith & Delvac, LLP

**Staff:** Alejandro Huerta, City Planner  
[alejandro.huerta@lacity.org](mailto:alejandro.huerta@lacity.org)  
(213) 847-3674

9. **UPDATE ON FREEWAY ADJACENT DEVELOPMENT CONSIDERATIONS**

Overview of the air quality challenges facing Los Angeles and the greater Southern California Basin, the various strategies that are currently being explored to reduce mobile source emissions, and potential strategies to limit exposure to pollutant matter and noxious gases.

**Staff:** Shana Bonstin, Principal City Planner  
[shana.bonstin@lacity.org](mailto:shana.bonstin@lacity.org)  
(213) 978-1217

Claire Bowin, Senior City Planner  
[claire.bowin@lacity.org](mailto:claire.bowin@lacity.org)  
(213) 847-3710

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

**Thursday, May 10, 2018**  
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 Planning Commission Secretariat at (213) 978-1300 or by email at [cpc@lacity.org](mailto:cpc@lacity.org).