

**CITY PLANNING COMMISSION
REGULAR AGENDA MEETING
THURSDAY, DECEMBER 19, 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

(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 "About", "Commissions, Boards & Hearings", filter by "City Planning Commission". 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

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 and 5b)**

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-2019-3844-VZCJ-SPR](#)
CEQA: ENV-2019-3845-MND
Plan Area: Mission Hills – Panorama City – North Hills

Council District: 6 – Martinez
Last Day to Act: 01-20-20

PUBLIC HEARING – Completed October 28, 2019

PROJECT SITE: 8547-8549 ½ North Sepulveda Boulevard

PROPOSED PROJECT:

Construction, use, and maintenance of a four-story, 52 feet in height, 37,850 square foot, 54 unit multi-family residential apartment building on a 22,214 square foot lot. The project is proposed to be 100 percent affordable (excluding the Manager’s Unit) and will be composed of three units (6 percent) for Extremely Low Income Households, 50 units (93 percent) for Low Income Households, and one Manager’s Unit at Market Rate. A minimum of two and a maximum of 20 automobile parking spaces and 49 bicycle parking spaces (44 long term and 5 short term) will be provided at grade. The proposed project will involve the demolition of one approximately 6,400 square foot commercial building. Ten non-protected trees are proposed for removal, and 230 cubic yards of export are proposed for grading purposes.

REQUESTED ACTIONS:

1. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2019-3845-MND (“Mitigated Negative Declaration”), and all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Sections 12.32 F and Q of the Los Angeles Municipal Code, a Vesting Zone Change from [Q]C2-1VL to C2-1VL to remove permanent Q Conditions established by Ordinance No. 164,750;
3. Pursuant to LAMC Section 11.5.11(e), the following three Developer’s Incentives:
 - a. An increased floor area ratio (FAR) of 2.2:1 in lieu of the 1.5:1 otherwise allowed in the C2-1VL Zone;
 - b. A maximum building height of 52 feet in lieu of the maximum 45 foot height otherwise allowed in the C2-1VL Zone and a maximum Transitional Height of 45 feet in lieu of the 25 foot Transitional Height restriction pursuant to LAMC Section 12.21.1 A.10; and
 - c. A minimum of two automobile parking spaces in lieu of the otherwise required 55 parking spaces; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review to allow the development of 54 residential dwelling units.

Applicant: Stephanie Klasky-Gamer and Elizabeth Tooke, The Angel 2018, L.P.
Representative: Christopher Murray and Jessica Pakdaman,
Rosenheim & Associates, Inc.

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

5b. [CPC-2019-3316-CU-DB-SPR](#)
CEQA: ENV-2014-370-MND-REC2
Plan Area: Palms – Mar Vista – Del Rey

Council District: 11 – Bonin
Last Day to Act: 12-19-19

PUBLIC HEARING – Completed November 5, 2019

PROJECT SITE: 4091 South Redwood Avenue

PROPOSED PROJECT:

Existing development consists of a six-story mixed-use building with a total of 68 residential units (inclusive of 6 units reserved for Very Low Income households) and 3,091 square-feet of commercial space. The proposed project consists of the addition of 9 residential units within the existing building envelope. In conjunction with the proposed 9 additional residential units, the project will be required to set aside 3 additional units for Very Low Income households, resulting in a mixed-use project totaling 77 residential units (inclusive of 9 units set aside for Very Low Income Households), 3,091 square feet of commercial area and a total of 139 parking spaces (126 residential parking and 13 commercial parking spaces).

REQUESTED ACTIONS:

1. Based on the whole of the administrative record, that the Project was assessed in Mitigated Negative Declaration No. ENV-2014-370-MND adopted on July 26, 2014 and the First Addendum issued on March 28, 2019; that pursuant to State CEQA Guidelines, Sections 15162 and 15164, as supported by the Addendum dated December 2019, no major revisions are required to the Mitigated Negative Declaration; and that no subsequent EIR or negative declaration is required for approval of the Project;
2. Pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit to allow a Density Bonus for a housing development project in which the density increase is greater than otherwise permitted by LAMC Section 12.22 A.25;
3. Pursuant to LAMC Section 12.22 A.25, a Density Bonus for a housing development project consisting of 77 dwelling units, of which 9 will be set aside for Very Low Income households with a total of 136 vehicular parking spaces provided, and requesting the following Incentives:
 - a. An On-Menu Incentive to allow a maximum floor area ratio (FAR) of 2.25 to 1 in lieu of the otherwise permitted 1.75 to 1 FAR, pursuant to LAMC Section 12.21.1 A;
 - b. An On-Menu Incentive to allow a maximum height of 66 feet in lieu of the otherwise permitted 55 feet pursuant to the CM(GM)-2D-CA Zone; and
 - c. An On-Menu Incentive to allow a reduction in the required open space from 8,875 square feet as required by LAMC Section 12.21 G, to 8,330 square feet; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review to allow a development with more than 50 residential units.

Applicant: Ken Kahan, R3 Lofts LLC
Representative: Matt Dzurec, Armbruster, Goldsmith and Delvac LLP

Staff: Jordann Turner, City Planner
jordann.turner@lacity.org
(213) 978-1365

6. [CPC-2019-7045-CA \(VACATION RENTALS\)](#)
CEQA: ENV-2019-7046-ND; ENV-2019-7375-CE
Plan Area: Citywide

Council District: ALL
Last Day to Act: N/A

PUBLIC HEARING REQUIRED

PROJECT SITE: Citywide

PROPOSED PROJECT:

An ordinance amending Sections 12.03, 12.22, and 19.01 of the Los Angeles Municipal Code (LAMC) to regulate the use of non-primary residences for short term rentals as Vacation Rentals, and to establish related fees and fines.

REQUESTED ACTIONS:

1. Recommend that the City Council determine, based on the whole of the administrative record, that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. Recommend that the City Council determine that, based on the whole of the administrative record, the project was assessed in Negative Declaration, No. ENV-2019-7046-ND, that there is no substantial evidence that the project will have a significant effect on the environment.
3. Recommend that the City Council adopt the proposed ordinance (Exhibit A);
4. Adopt the staff report as the Commission report on the subject; and
5. Adopt the Findings (Exhibit B).

Applicant: City of Los Angeles

Staff: Patrick Whalen, City Planning Associate
patrick.whalen@lacity.org
(213) 978-1370

The next regular meeting of the City Planning Commission will be held at **8:30 a.m. on Thursday, January 9, 2020** at

**LOS ANGELES CITY 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.