

**CITY PLANNING COMMISSION
REGULAR AGENDA MEETING
THURSDAY, MAY 28, 2020 after 8:30 a.m.
(via TELECONFERENCE)**

Meeting presentations will be made available here (<https://tinyurl.com/CPCMeeting5-28-20>) by May 22, 2020

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:

In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the City Planning Commission meeting will be conducted entirely telephonically.

CITY PLANNING COMMISSION MEETINGS CAN BE LISTENED TO BY DIALING (213) 621-2489 OR (818) 904-9450. IF YOU WISH TO PARTICIPATE IN THE MEETING AND OFFER PUBLIC COMMENT, PLEASE READ THE FOLLOWING INSTRUCTIONS.

Only members of the public who wish to offer public comment to the City Planning Commission should call 1 (669) 900-6833 and use Meeting ID No. 965 8745 5027 and then press #. Press # again when prompted for participant ID.

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.

Written submissions are governed by Rule 4.3 of the City Planning Commission Rules and Operating Procedures which are posted online at <https://planning.lacity.org>, by selecting "About", "Commissioners", "City Planning Commission", and "Operating Procedures". However, please see revised submission guidelines below which have been modified in order to accommodate the conduct of the meeting telephonically.

Initial Submissions, not limited as to volume, must be received by the Commission Executive Assistant no later than by 4:00 p.m. on the Monday prior to the week of the Commission meeting. Materials must be emailed to cpc@lacity.org. **Secondary Submissions** in response to a Staff Recommendation Report or additional comments must be received electronically no later than 48-hours before the Commission meeting. Submissions shall not exceed ten (10) pages, including exhibits, and must be submitted electronically to cpc@lacity.org. Photographs do not count toward the page limitation. **Day of Hearing Submissions** within 48 hours of the meeting, up to and including the day of the meeting are limited to 2 pages plus accompanying photographs and must be submitted electronically to cpc@lacity.org. 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 Commission, and will not be included in the official administrative record for the item at issue.

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.

Requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act can be made by contacting the Commission Executive Assistant at (213) 978-1299 or by email at cpc@lacity.org no later than three working days (72 hours) prior to the meeting. For Telecommunication Relay Services for the hearing impaired, please see the information located on the last page of this agenda.

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 and Adopted Minutes are available on line at <http://planning.lacity.org>, by selecting “About”, “Commissions, Boards & Hearings”, filter by “City Planning Commission”. For additional information regarding the format of this telephonic public meeting, please visit our website at <http://planning.lacity.org>.

Información en español acerca de esta junta puede ser obtenida llamando al (213) 978-1300. Servicios de traducción al español están disponibles, de ser solicitados con un mínimo de 72 horas de anticipación, en todas las juntas de la comisión.

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 – May 14, 2020

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 by email to cpc@lacity.org. 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.

Members of the public who wish to offer public comment to the City Planning Commission should call 1 (669) 900-6833 and use Meeting ID No. 965 8745 5027 and then press #. Press # again when prompted for participant ID.

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.

PUBLIC HEARING REQUIRED

PROJECT SITE: 113 South Soto Street; 111 – 121 South Soto Street;
2316 – 2328 East 1st Street

PROPOSED PROJECT:

Partial demolition of the existing Soto Gold Line Metro Plaza improvements including, but not limited to, existing landscape, concrete pad and posts, concrete benches and pavement, utility vault, fence, gate and lights, the removal of 19 non-protected trees, and the construction, use and maintenance of a mixed-use affordable housing project to be integrated with the existing Metro Soto Gold Line Station Plaza consisting of 2,443 square feet of commercial use and 64 dwelling units; four restricted to Extremely Low Income Households, 59 restricted to Low Income Households, and one manager's units on a 48,655 square-foot site. The proposed project is five stories with a maximum height of 64.5-feet to the roof top, and a total of 77,945 square feet of floor area with a FAR of 1.65:1. The Project will provide a minimum of 38 residential and 12 commercial vehicular parking spaces and one loading space in a subterranean parking garage, 54-long term and 12-short term bicycle parking spaces; and will provide a total of 8,171 square feet of private and common open space with 16 new trees.

REQUESTED ACTIONS:

1. Pursuant to California Public Resources Code (PRC), Section 21155.2, consideration and adoption of the whole of the administrative record, including the Sustainable Communities Environmental Assessment (SCEA) prepared for the project, Case No. ENV-2019-2314-SCEA, all comments received regarding the SCEA, and the imposition of mitigation measures, find that there is no substantial evidence that the Project will have a significant effect on the environment;
2. Pursuant to Los Angeles City Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Boyle Heights Community Plan to amend the land use designation of 119-121 South Soto Street only from Low Medium II Residential to Highway Oriented and Limited Commercial;
3. Pursuant to LAMC Sections 12.32 F and 12.32 Q, a Vesting Zone Change across the entire site from RD1.5-CUGU and C2-1-CUGU to (T)(Q)C2-1-CUGU and pursuant to 11.5.11(e) and California Government Code 65915(k), requesting the following three Developer Incentives to permit:
 - a. A reduction in the required rear yard setback to allow 8-feet in lieu of the 17-feet otherwise required;
 - b. An increase in Floor Area Ratio (FAR) to allow 1.65:1 in lieu of the 1.5:1 FAR otherwise required; and
 - c. A reduction in parking to allow a ratio of 0.5 parking spaces per Restricted Affordable dwelling unit, 40 percent of which are compact; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units.

Applicant: East LA Community Corporation

Staff: Hagu Solomon-Cary, Senior City Planner
hagu.solomon-cary@lacity.org
(213) 978-1361

7. [CPC-2018-6436-ZCJ-SPR](#)
CEQA: ENV-2018-6437-MND
Plan Area: Sun Valley – La Tuna Canyon

Council District: 2 – Krekorian
Last Day to Act: 06-07-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 8548, 8552, and 8554 North Glenoaks Boulevard

PROPOSED PROJECT:

Construction, use, and maintenance of a three-story, approximately 33-foot six-inch in height (top of parapet), 54-unit multi-family residential apartment building providing 57,399 square feet of floor area on an approximately 30,542 (gross) square foot site. The Project will provide 47 market rate units including one manager's unit, and seven affordable units comprised of three units (i.e. 5.5 percent) set aside for Extremely Low Income Households and four units (i.e. 7.4 percent) set aside for Very Low Income Households. The proposed development will include three residential floors over two subterranean/semi-subterranean levels of parking, 100 automobile parking stalls, 105 bicycle parking stalls (85 long-term, six short-term, and 14 accessible), 6,738 square feet of open space, and 8,367 square feet of landscape. In order to construct the Project, 16,495 cubic yards of cut, 550 cubic yards of fill, and a haul route for the export of 15,945 cubic yards of soil is proposed.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration and adoption of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2018-6437-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 Section 12.32 F of the Los Angeles Municipal Code (LAMC), a Zone Change from R1-1VL to RAS4-1VL;
3. Pursuant to LAMC Section 11.5.11(e) (Measure JJJ), requesting the following Developer's Incentive:
 - a. A 3.4 percent reduction in required open space, providing 6,738 square feet in lieu of the otherwise required 6,975 square feet of open space; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review for a project that results in an increase of 50 or more units.

Applicant: GATA Woodley, LLC
Representative: Argineh Mailian, Mailian & Associates

Staff: Peggy Malone-Brown, City Planning Associate
peggy.malone-brown@lacity.org
(818) 374-5036

8. [CPC-2018-7587-DB](#)
CEQA: ENV-2018-7588-CE
Plan Area: Van Nuys – North Sherman Oaks

Council District: 2 – Krekorian
Last Day to Act: 05-30-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 13716 – 13720 West Victory Boulevard

PROPOSED PROJECT:

The construction of a new approximate 30,825 square-foot, five-story, 60-foot high, mixed-use project with approximately 1,000 square feet of commercial area on the ground floor, 32 residential units (four units will be set aside for Very Low Income Households), and one level of subterranean

semi-automated parking on a proposed 10,800 square-foot vacant parcel. The project is providing 44 automobile parking spaces.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15332, Class 32, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a Density Bonus to permit the construction of a 30,825 square-foot, five-story, 60-foot high, mixed-use project with 32 residential units (four units set aside for Very Low Income Households) and approximately 1,000 square feet of commercial space on the ground floor, requesting the following Incentives and Waivers of Development Standards:
 - a. On-Menu Incentive to allow up to a 20 percent reduction in open space to permit 2,800 square feet in lieu of the required 3,500 square feet under LAMC Section 12.21 G;
 - b. Off-Menu Incentive to allow a 15-foot height increase/two stories to construct a 60-foot high, five-story mixed-use building in lieu of the permitted 45-foot height limit and three-story limitation under LAMC Section 12.21.1 A.1. and the Van Nuys-North Sherman Oaks Community Plan Footnote No. 2;
 - c. Waiver of Development Standards to allow a Floor Area Ratio (FAR) of 4.06:1 in lieu of the permitted FAR of 1.5:1 under LAMC Section 12.21.1 A.1;
 - d. Waiver of Development Standards to allow a westerly side yard of one foot in lieu of the eight-foot side yard required under LAMC Section 12.13.5 B.2;
 - e. Waiver of Development Standards to allow an easterly side yard of one foot in lieu of the eight-foot side yard requirement under LAMC Section 12.13.5 B.2; and
 - f. Waiver of Development Standards to allow a rear yard of one foot in lieu of the 17-foot rear yard required under LAMC Section 12.13.5 B.2.

Applicant: Villas at Valley Glen Property, LLC.
Representative: Christopher Murray & Jessica Pakdaman,
Rosenheim & Associates, Inc.

Staff: Lucerito Martinez, City Planning Associate
lucy.martinez@lacity.org
(818) 374-5058

9. [CPC-2019-6069-CU-DB-CDP-CDO-SPP-MEL-WDI](#) Council District: 11 – Bonin
CEQA: ENV-2019-6070-CE Last Day to Act: 07-08-20
Plan Area: Venice

PUBLIC HEARING REQUIRED

PROJECT SITE: 2467-2471 South Lincoln Boulevard

PROPOSED PROJECT:

Demolition of a 2,056 square-foot auto repair shop and addition to and conversion of a 2,482 square-foot philanthropic use, in conjunction with the construction of a four-story, 30,463 square-foot, mixed-use development comprised of 39 permanent supportive housing units and one manager’s unit, with 4,441 square feet of supportive services and 3,085 square feet of ground floor commercial (office) use; a total of six parking spaces are provided onsite.

REQUESTED ACTIONS:

1. Pursuant to California Public Resources Code (PRC), Section 21080.27(b)(1), an Exemption from CEQA;
2. Pursuant to CEQA Guidelines, Section 15332, Class 32, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;

3. Pursuant to Section 12.24 U.26 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit for a 100 percent increase in density for a Housing Development Project in which the density increase is greater than the maximum 35 percent permitted in LAMC Section 12.22 A.25, allowing a total of 40 dwelling units in lieu of the 20 base units as otherwise permitted in the R3 Zone;
4. Pursuant to LAMC Section 12.22 A.25, a Density Bonus Affordable Housing Incentive Program Review for a housing development project comprised of 40 dwelling units, of which 39 units will be set aside for Low Income Households (homeless) and one unit will be set aside as a Manager's Unit, requesting the following Incentives and Waivers of Development Standards:
 - a. On-Menu Incentive for a floor area ratio (FAR) of 3:1 in lieu of the otherwise required 1.5:1 FAR;
 - b. An Off-Menu Incentive to provide 0 residential parking spaces in lieu of the 90 spaces as otherwise required by Section 13.D of the Venice Specific Plan,
 - c. An Off-Menu Incentive to provide 6 commercial parking spaces in lieu of the 14 spaces as otherwise required by Section 13.D of the Venice Specific Plan,
 - d. A Waiver of Development Standards to permit a flat roof height of 49 feet in lieu of the 25 feet as otherwise required by Section 10.G.3.a. of the Venice Specific Plan,
 - e. A Waiver of Development Standards to waive the step-back provisions for portions of the structure greater than 25 feet as otherwise required by Section 10.G.3.a. of the Venice Specific Plan, and
 - f. A Waiver of Development Standards to permit a passageway of seven feet in width in lieu of the 14 feet as otherwise required by LAMC Section 12.21-C;
5. Pursuant to LAMC Section 12.20.2, a Coastal Development Permit for the proposed Project in the Single Permit Jurisdiction of the California Coastal Zone;
6. Pursuant to LAMC Section 13.08, a Community Design Overlay (CDO) Plan Approval for the proposed Project in the Lincoln Boulevard CDO;
7. Pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for a project within the Southeast Subarea of the Venice Coastal Zone Specific Plan;
8. Pursuant to Sections 65590 and 65590.1 of the California Government Code and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures, a Mello Act Compliance review for construction of 40 new Residential Units within the California Coastal Zone; and
9. Pursuant to LAMC Section 12.37 I.3, a Waiver of Dedication and/or Improvements to waive the required 18-foot dedication along Lincoln Boulevard and widening and improvement of the half-roadway width.

Applicant: Rebecca Dennison, Venice Community Housing Corporation
 Representative: Jonathan Lonner, Burns & Bouchard Inc.

Staff: Juliet Oh, Senior City Planner
juliet.oh@lacity.org
 (213) 978-1186

10. [CPC-2019-5742-DB](#)
 CEQA: ENV-2019-5743-CE
 Plan Area: Sherman Oaks–Studio City
 Toluca Lake–Cahuenga Pass

Council District: 4 – Ryu
 Last Day to Act: 05-28-20

PUBLIC HEARING – Completed January 21, 2020

PROJECT SITE: 10555 West Bloomfield Street; 10551 – 10555 West Bloomfield Street;
 4366 – 4378 North Cahuenga Boulevard

PROPOSED PROJECT:

Demolition of existing residential structures and the construction, use, and maintenance of a new four-story, 47,313 square foot residential building with 57 units including six units set aside for Very Low Income Households and a maximum building height of 41-feet. The Project would provide a total of 69 automobile parking spaces and 63 bicycle spaces within two levels of subterranean parking.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Section 15332, Class 32, an Exemption from CEQA, and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies;
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), a 35 percent Density Bonus for a Housing Development with a total of 57 units (with six units – 11 percent of the base density set aside for Very Low Income Households) in lieu of the base density of 52 units; and
3. Pursuant to LAMC Sections 12.22 A.25(g)(2) and 12.22 A.25(g)(3), the following On-Menu Incentive and Off-Menu Incentive:
 - a. An On-Menu Incentive to permit a 20 percent reduction in the required open space; and
 - b. An Off-Menu Incentive to permit a height increase to 41 feet in lieu of 30 feet as required by the R4-1XL-RIO Zone.

Applicant: Steve Bram, GSB Toluca, LLC
Representative: Eric Lieberman, QES, Inc.

Staff: Michelle Carter, City Planning Associate
michelle.carter@lacity.org
(213) 978-1262

****ITEM NOS. 11, 12, 13 and 14 will be heard after 10:00 a.m. ****

11. [ZA-2016-3908-MCUP-DI-SPP-DB-1A](#) Council District: 3 – Blumenfield
CEQA: ENV-2016-3909-EIR; SCH No. 2016111027 Last Day to Act: 05-29-20
Plan Area: Canoga Park–Winnetka–Woodland Hills–West Hills
Related Cases: VTT-74587-1A; VTT-74588-1A;
VTT-74589-1A; AA-2016-3910-PMEX

LIMITED PUBLIC HEARING

PROJECT SITE: 6100 North Topanga Canyon Boulevard;
21800 and 21900 West Erwin Street;
21801, 21821, 21901 and 21931 West Oxnard Street;
6101 North Owensmouth Avenue

APPROVED PROJECT:

Redevelopment of the existing Westfield Promenade Shopping Center located within the Warner Center Specific Plan area on a 34-acre site (after dedication) consisting of the demolition of 641,164 square feet of existing floor area for the construction of a multiple-phase, mixed-use development comprised of residential, retail/restaurant, office, hotel and entertainment uses. Upon completion, the Project would include a total of 3,271,050 square feet of floor area, resulting in a net increase of 2,629,886 square feet of new floor area, including up to 1,432 multi-family residential units, approximately 244,000 square feet of retail/restaurant uses, approximately 629,000 square feet of office space, up to 572 hotel rooms within two hotels, and an Entertainment and Sports Center approximately 320,050 square-feet and 7,500 seats in size. The proposed uses would be provided in several buildings throughout the Project Site that would range in height from one-story retail and three- to four-story creative office, to a 28-story office tower. The Project proposes 5,610 parking spaces on-site in a combination of parking structures, subterranean

parking, and limited surface parking. The Project proposes approximately 5.6 acres of ground level, publicly accessible open space, including central green space and plaza areas. The Project includes the removal and/or relocation of eight on-site protected trees and 90 street trees.

MODIFIED PROJECT:

In response to multiple appeals filed on the Project, the Applicant submitted a letter dated February 20, 2020, requesting the consideration of a “Modified Project”, that would modify the intensity of the proposed uses and would include 54 units for Very Low Income Households, including an affordable housing incentive, as described below for which a limited public hearing is required. Specifically, the “Modified Project” would include the following modifications: a set aside of 54 residential units for Very Low Income Households, 54 units for Workforce Housing, and 54 units for Stakeholder Housing; 280,000 square feet of retail and restaurant uses in lieu of 244,000 square feet; 731,500 square feet of office in lieu of 629,000 square feet; 181,550 square feet for the Entertainment and Sports Center in lieu of 320,050 square feet (and 10,000 seats in lieu of 15,000 seats as originally requested); increased height for the creative office for three to five stories in lieu of three to four stories, and increased parking for 5,655 parking spaces (in lieu of 5,610 parking spaces) through a combination of on-site parking, shared parking, and off-site parking. The “Modified Project” also increases the total publicly accessible open space from 5.6 to 6 acres at the ground level. All other components of the Project remain the same.

APPEAL:

Appeals of the July 17, 2019, Zoning Administrator’s determination which:

ENV-2016-3909-EIR (Supplemental)

1. Pursuant to Section 21082.1(c) and 21081.6 of the Public Resources Code, and CEQA Guidelines, Section 15163 and 15093, Certified the Supplemental Environmental Impact Report ; and Adopted the environmental findings, Statement of Overriding Considerations and accompanying Mitigation Monitoring Program for ENV-2016-3909-EIR (SCH No. 2016111027);

ZA-2016-3908-MCUP-DI-SPP

2. Approved, pursuant to LAMC Section 12.24.W.1, a Master Alcohol Conditional Use Permit for on-site alcohol sales of a full-line of alcoholic beverages within 12 restaurants, two hotels and the Entertainment and Sports Center, four residential buildings, and two (2) off-site sales of a full line of alcoholic beverages for one (1) full-service grocery store and one (1) pharmacy/drug store;
3. Interpreted, pursuant to LAMC Section 11.5.7.H, the use of an Entertainment and Sports Center with maximum seating of 7,500 seats as a permitted use within the Warner Center 2035 Plan Downtown District, and
4. Approved, pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for the Warner Center 2035 Specific Plan, for, but not limited to, a fully-enclosed, 320,050 square-foot, 7,500-seat Entertainment and Sports Center, shared parking, multiple-phase project, master planned project, incentivized uses, and signage (Master Sign Plan), and dismissed the request for off-site parking as no longer necessary due to the reduction in the Entertainment and Sports Center seating from 15,000 seats to 7,500 seats.

ADDITIONAL REQUESTED ACTION:

ZA-2016-3908-MCUP-DI-SPP-DB

5. Pursuant to LAMC Section 12.22 A.25(g)(3)(ii), a Waiver of Development Standard for a project providing 54 Very Low Income Household Units in the Northeast A and Northeast B Phases (Five percent of 646 units proposed) and Northwest B Phase (five percent of the 417 units proposed), to allow a reduction in residential building heights for a mixed-use Project with a residential component where the height of the floor level of the highest residential

dwelling unit would range in height from approximately 67 to 70 feet located in the Northeast A and Northeast B Phases, and Northwest B Phase, in lieu of the minimum 100-feet above the adjacent grade required pursuant to Section 6.1.2.3.5(c) of the WC2035 Plan.

Applicant/ Appellant: Larry Green, Westfield Promenade LLC; Promenade Buyer, LLC
Representative: Cindy Starrett/Shivaun Cooney, Latham and Watkins, LLP

Appellant 1: Jeff Bornstein

Appellant 2: Christine L. Rowe

Appellant 3: John M. Walker, Esq., Woodland Hills Homeowners Organization

Appellant 4: Gina K. Thornburg, PhD

Staff: Elva Nuño-O'Donnell, City Planner
elva.nuno-odonnell@lacity.org
(818) 374-5066

12. [VTT-74587-1A](#) Council District: 3 – Blumenfield
CEQA: ENV-2016-3909-EIR; SCH No. 2016111027 Last Day to Act: 05-29-20
Plan Area: Canoga Park–Winnetka–Woodland Hills–West Hills
Related Cases: ZA-2016-3908-MCUP-DI-SPP-DB-1A;
VTT-74588-1A; VTT-74589-1A

PUBLIC HEARING REQUIRED

PROJECT SITE: 6100 North Topanga Canyon Boulevard;
21800 and 21900 West Erwin Street;
21801, 21821, 21901 and 21931 West Oxnard Street;
6101 North Owensmouth Avenue

PROPOSED PROJECT:

Merger and re-subdivision of 10.1 acres of the Project Site into two ground lots and eleven airspace lots for the phased development of approximately 85,000 square feet of retail uses, 417 residential units, approximately 114,000 square feet of office space in two buildings, with approximately 62,000 square feet of retail uses within the first floors of both office buildings, an approximately 209,000 square-foot, 272-room hotel, two levels of subterranean parking accommodating approximately 600 parking spaces; a haul route for the import of 97,000 cubic yards of soil and export of 379,000 cubic yards of soil; and the removal of 22 street trees.

APPEAL:

An appeal of the July 22, 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 the Promenade 2035 EIR No. 2016111027, certified on July 17, 2019; and pursuant to CEQA Guidelines, Section 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Approved, pursuant to the Section 17.15 of the Los Angeles Municipal Code, Vesting Tentative Tract Map No. 74587, located at 6100 N. Topanga Canyon Boulevard; 21800 and 21900 West Erwin Street; 21801, 21821, 21901 and 21931 West Oxnard Street; and 6101 North Owensmouth Avenue, to allow the merger and subdivision of 10.1 acres into two ground lots and eleven air space lots for the phased development of approximately 85,000 square feet of retail uses, 417 residential units, approximately 114,000 square feet of office space in two buildings, with approximately 62,000 square feet of retail uses within the first floors of both office buildings, an approximately 209,000 square-foot, 272-room hotel, two levels of

subterranean parking accommodating approximately 600 parking spaces as shown on map stamped-dated March 6, 2019 (Exhibit A), which includes corrected cover pages and Sheet 3.01, a haul route for the import of 97,000 cubic yard of soil and export of 379,000 cubic yards of soil and the removal of 22 street trees in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan; and

3. Adopted the Conditions of Approval and Findings.

Applicant/ Appellant: Larry Green, Westfield Promenade LLC; Promenade Buyer, LLC
Representative: Cindy Starrett/Shivaun Cooney, Latham and Watkins, LLP

Staff: Elva Nuño-O'Donnell, City Planner
elva.nuno-odonnell@lacity.org
(818) 374-5066

13. **VTT-74588-1A** Council District: 3 – Blumenfield
CEQA: ENV-2016-3909-EIR; SCH No. 2016111027 Last Day to Act: 05-29-20
Plan Area: Canoga Park–Winnetka–Woodland Hills–West Hills
Related Cases: ZA-2016-3908-MCUP-DI-SPP-DB-1A;
VTT-74587-1A; VTT-74589-1A

PUBLIC HEARING REQUIRED

PROJECT SITE: 6100 North Topanga Canyon Boulevard;
21800 and 21900 West Erwin Street;
21801, 21821, 21901 and 21931 West Oxnard Street;
6101 North Owensmouth Avenue

PROPOSED PROJECT:

Merger and re-subdivision of 7.3 acres of the Project Site into nine ground lots for the phased development of 646 residential units (approximately 690,000 square feet), approximately 64,000 square feet of non-residential space within work-live units, 21,000 square feet of retail, two, six-level above-grade parking structures within two residential buildings providing approximately 1,140 parking spaces; a haul route for the import of 94,000 cubic yards of soil and export of 66,000 cubic yards of soil; and the removal of 23 street trees.

APPEAL:

An appeal of the July 22, 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 the Promenade 2035 EIR No. 2016111027, certified on July 17, 2019; and pursuant to CEQA Guidelines, Section 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Approved, pursuant to the Section 17.15 of the Los Angeles Municipal Code, Vesting Tentative Tract Map No. 74588, located at 6100 N. Topanga Canyon Boulevard; 21800 and 21900 West Erwin Street; 21801, 21821, 21901 and 21931 West Oxnard Street; and 6101 North Owensmouth Avenue, to allow the merger and resubdivision of 7.3 acres into nine ground lots for the phased development of 646 residential units (approximately 690,000 square feet), approximately 64,000 square feet of non-residential space within work-live units, 21,000 square feet of retail, two, six-level above-grade parking structures within two residential buildings providing approximately 1,140 parking spaces as shown on map stamped-dated March 6, 2019 (Exhibit A), which includes corrected cover pages and Sheet 3.01, a haul route for the import of 94,000 cubic yard of soil and export of 66,000 cubic yards of soil and the removal of 23 street trees in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan; and
3. Adopted the Conditions of Approval and Findings.

**Applicant/
Appellant:** Larry Green, Westfield Promenade LLC; Promenade Buyer, LLC
Representative: Cindy Starrett/Shivaun Cooney, Latham and Watkins, LLP

Staff: Elva Nuño-O'Donnell, City Planner
elva.nuno-odonnell@lacity.org
(818) 374-5066

14. **VTT-74589-1A**

Council District: 3 – Blumenfield
Last Day to Act: 05-29-20

CEQA: ENV-2016-3909-EIR; SCH No. 2016111027
Plan Area: Canoga Park–Winnetka–Woodland Hills–West Hills
Related Cases: ZA-2016-3908-MCUP-DI-SPP-DB-1A;
VTT-74587-1A; VTT-74588-1A

PUBLIC HEARING REQUIRED

PROJECT SITE: 6100 North Topanga Canyon Boulevard;
21800 and 21900 West Erwin Street;
21801, 21821, 21901 and 21931 West Oxnard Street;
6101 North Owensmouth Avenue

PROPOSED PROJECT:

Merger and re-subdivision of 15.7 acres of the Project Site into four ground lots and seven air space lots for the development of a fully enclosed 7,500-seat, 320,050 square-foot Entertainment and Sports Center, 515,000 square feet of office, 76,000 square feet of retail, a 300-room hotel (260,000 square feet), 369 residential units (375,000 square feet); a haul route for the import of 153,000 cubic yards of soil and export of 985,000 cubic yards of soil; and the removal of 45 street trees and eight protected trees.

APPEAL:

An appeal of the July 22, 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 the Promenade 2035 EIR No. 2016111027, certified on July 17, 2019; and pursuant to CEQA Guidelines, Section 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Approved, pursuant to the Section 17.15 of the Los Angeles Municipal Code, Vesting Tentative Tract Map No. 74589, located at 6100 N. Topanga Canyon Boulevard; 21800 and 21900 West Erwin Street; 21801, 21821, 21901 and 29131 West Oxnard Street; and 6101 North Owensmouth Avenue, to allow the merger and resubdivision of 15.7 acres into four ground lots and seven airspace lots for the phased development of a fully enclosed, 7,500-seat, 320,050 square-foot Entertainment and Sports Center, 515,000 square feet of office, 76,000 square feet of retail, a 300-room hotel (260,000 square feet), 369 units (375,000 square feet), as shown on map stamped-dated March 6, 2019 (Exhibit A), which includes corrected cover pages and Sheet 3.01, a haul route for the import of 153,000 cubic yards of soil and export of 985,000 cubic yards of soil, and the removal of 45 street trees and eight protected trees in the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan; and
3. Adopted the Conditions of Approval and Findings.

**Applicant/
Appellant:** Larry Green, Westfield Promenade LLC; Promenade Buyer, LLC
Representative: Cindy Starrett/Shivaun Cooney, Latham and Watkins, LLP

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The next meeting of the City Planning Commission will be held at **8:30 a.m.** on **Thursday, June 4, 2020** at

Notice to paid Representatives:

If you are compensated to monitor, attend, or speak at this meeting, City law may require you to register as a lobbyist and report your activity. See Los Angeles Municipal Code §§ 48.01 et seq. More information is available at ethics.lacity.org/lobbying. For assistance, please contact the Ethics Commission at (213) 978-1960 or ethics.commission@lacity.org.

Reasonable Accommodations Consistent with Federal and State Law and California Governor's Executive Order N-29-20

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, your request should be received no later than three working days (72 hours) in advance of the need. For more information please call the Commission Executive Assistant at (213) 978-1299 or by e-mail at cpc@lacity.org.

Telecommunication Relay Services

Telephone communication is one of the most important forms of communication in society today. Due to advancements in technology, telephone devices have evolved with new services and capabilities. Individuals who are deaf and hard of hearing, and individuals with a speech disability are following these trends and are rapidly migrating to more advanced telecommunications methods, both for peer-to-peer and third-party telecommunications relay service (TRS) communications.

Telecommunications Relay Service is a telephone service that allows persons with hearing or speech disabilities to place and receive telephone calls. TRS is available in all 50 states, the District of Columbia, Puerto Rico and the U.S. territories for local and/or long distance calls. TRS providers - generally telephone companies - are compensated for the costs of providing TRS from either a state or a federal fund. There is no cost to the TRS user.

What forms of TRS are available? There are several forms of TRS, depending on the particular needs of the user and the equipment available: TRS includes: Text to Voice TIY-Based TRS; Speech-to-Speech Relay Service; Shared Non-English Language Relay Service; Captioned Telephone Relay Service; Internet Protocol Relay Service; and Video Relay Service. Please visit this site for detail descriptions, <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Don't hang up! Some people hang up on TRS calls because they think the CA is a telemarketer. If you hear, "Hello. This is the relay service..." when you pick up the phone, please don't hang up! You are about to talk, through a TRS provider, to a person who is deaf, hard-of-hearing, or has a speech disability.

For more information about FCC programs to promote access to telecommunications services for people with disabilities, visit the FCC's Disability Rights Office website.