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**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, JULY 28, 2016 after 8:30 a.m.
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

David H. Ambroz, President
Renee Dake Wilson, AIA, Vice President
Robert L. Ahn, Commissioner
Caroline Choe, Commissioner
Richard Katz, Commissioner
John W. Mack, Commissioner
Samantha Millman, Commissioner
Veronica Padilla-Campos, Commissioner
Dana Perlman, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Deputy Director
Lisa M. Webber, AICP Deputy Director
Jan Zatorski, Deputy Director

James K. Williams, Commission Executive Assistant II

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No. 6, 11.

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 10 of the Los Angeles City Planning Commission Rules and Operating Procedures, a copy of which is posted online at http://planning.lacity.org/Forms_Procedures/CPCPolicy.pdf. Day of hearing submissions (20 copies must be provided) are limited to 2 pages plus accompanying photographs. 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. TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

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 Policies and 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.

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 No. Main Street, Los Angeles, California, and are accessible through the Internet at <http://planning.lacity.org>. **Click the Meetings and Hearings link. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.**

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

1. **DIRECTOR'S REPORT**

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports:
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update
- C. Other items of interest

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – July 14, 2016
- D. Election of Officers

3. **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.

4. **PUBLIC COMMENT PERIOD**

The Commission shall provide an opportunity in open meetings for the public to address it, 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. (This requirement is in addition to any other hearing required or imposed by law.)

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-PUBLIC HEARING 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.

Individual testimony within the public comment period shall be limited as follows:

- (a) For non-agendized matters, up to five (5) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to three (3) minutes per person and up to ten (10) minutes per subject. PUBLIC COMMENT FOR THESE ITEMS WILL BE DEFERRED UNTIL SUCH TIME AS EACH ITEM IS CALLED FOR CONSIDERATION. The Chair of the Commission may allocate the number of speakers per subject, the time allotted each subject, and the time allotted each speaker.

5. [CPC-2014-4279-ZC-HD-ZAA-SPR](#)
CEQA: ENV-2014-4280-EIR, SCH#2015011013
Plan Area: Hollywood
- Council District: 13 – O’Farrell
Expiration Date: 7-28-16 (Extended)
Appeal Status: Appealable to City Council
ZC appealable by applicant only, if disapproved
In whole or in part

PUBLIC HEARING – Completed on May 4, 2016
Continued from the June 9, 2016 meeting

Location: 1310 - 1332 N. COLE AVENUE; 6400 - 6418 W. HOMEWOOD AVENUE, 6407 - 6417 W. HOMEWOOD AVENUE, 1311 - 1347 N. CAHUENGA BOULEVARD, 6401 - 6423 W. FOUNTAIN AVENUE

Proposed Project:

The project proposes construction of a seven-story residential mixed-use building ranging from approximately 82 feet to 110 feet in height, that will provide 369 residential units, including 12 live/work units, 30 micro units and 20 units for Moderate Income households, and approximately 2,570 square feet of commercial space on the ground floor. Approximately 40,900 square feet of open space is proposed, including a ground floor plaza accessible to the public, an outdoor recreation deck on the 2nd floor, a roof terrace on the 7th floor, a covered deck on the 2nd floor, a gym and recreation room. The project will include 567 parking spaces and 410 bicycle parking spaces within a two-level subterranean garage, at ground level within the building, and in the mezzanine level above-grade. The project involves the demolition of existing buildings, including one single-family residence, a three-unit apartment building, two office buildings, an auto repair facility, and surface parking lots.

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), including the Errata, ENV-2014-4280-EIR, SCH No. 2015011013, 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 21801.6 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 adoption of the EIR.
4. Pursuant to LAMC Section 12.32, a Zone Change and Height District Change to modify the “D” Development limitation from 2.0:1 to allow a maximum FAR of 4.0:1.
5. Pursuant to LAMC Section 12.28, a Zoning Administrator’s Adjustment to allow zero-foot east and west side yard setbacks in lieu of the 10 feet otherwise required.
6. Pursuant to LAMC Section 16.05, Site Plan Review for a project that would result in an increase of 50 or more dwelling units.

Applicant: Rescore Hollywood, LLC
Representative: Edgar Khalatian, Mayer Brown, LLP

Recommended Actions:

1. Recommend that the City Planning Commission certify that it has reviewed and considered the information contained in the Draft and Final Environmental Impact Report, Environmental Clearance No. ENV-2014-4280-EIR, (SCH. No. 2015011013).
 - a. Certify that the EIR, including the Errata, has been prepared in compliance with CEQA and reflects the City’s (Lead Agency) independent judgment and analysis.

- b. Adopt the Mitigation Measures, Mitigation Monitoring Program.
 - c. Adopt the related Environmental Findings.
 - d. Adopt the Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.
2. Approve and recommend a Zone Change and Height District Change from C4-2D to (T)(Q)C4-2D to modify the “D” Development limitation from 2.0:1 to allow a maximum FAR of 4.0:1.
 3. Approve a Zoning Administrator’s Adjustment to allow zero-foot east and west side yard setbacks in lieu of the 10 feet otherwise required.
 4. Approve a Site Plan Review for a project that would result in an increase of 50 or more dwelling units.
 5. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
 6. Recommend that the applicant be advised that time limits for effectuation of a zone in the “T” Tentative classification or “Q” Qualified classification are specified in Section 12.32-G of the LAMC. Conditions must be satisfied prior to the issuance of building permits and, that the “T” Tentative classification be removed in the manner indicated.
 7. Advise the applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

Staff: Erin Strelch (213) 978-1351

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| <p>6. VTT-72370-CN-1A
 CEQA: ENV-2013-2552-EIR, SCH#2013091044
 Plan Area: Hollywood
 Related Case: CPC-2013-2551-MCUP-DB-SPR</p> | <p>Council District: 4 – Ryu
 Expiration Date: 8-4-16
 Appeal Status: Further appealable to City Council</p> |
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PUBLIC HEARING

Location: 8148 – 8182 W. SUNSET BOULEVARD, 1438 – 1486 N. HAVENHURST DRIVE, 1435 – 1443 N. CRESCENT HEIGHTS BOULEVARD

Proposed Project:

The project, as approved by the Advisory Agency on June 23, 2016, Vesting Tentative Tract Map No. 72370-CN, consists of one master lot and 10 air space lots for the development of 249 residential dwelling units, including 28 units set-aside for Very Low Income households, and 65,000 square feet of commercial uses.

The project site is currently occupied by two commercial buildings and associated parking, all of which would be removed to allow for the project.

Requested Actions:

1. Pursuant to LAMC Section 17.03 of the Los Angeles Municipal Code, appeals of the Deputy Advisory Agency's approval of Vesting Tentative Tract No. VTT-72370-CN.
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the Certification of the Environmental Impact Report (EIR), ENV-2013-2552-EIR, SCH No. 2013091044, 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.
3. Pursuant to Section 21801.6 of the California Public Resources Code, the adoption of the proposed

Mitigation Monitoring Program.

4. Pursuant to Section 21081 of the California Public Resources Code, the adoption of the required Findings for the adoption of the EIR.

Applicant: AG SCH 8150 Sunset Owner, LP
Representative: Michael Nytzen, Paul Hastings, LLP

Appellant 1: Fix the City
Representative: Laura Lake

Appellant 2: JDR Crescent, LLC, IGI Crescent, LLC
Representative: Robert Glushon, Luna & Glushon

Appellant 3: City of West Hollywood
Representative: Scott Lunceford, Community Development Dept.

Appellant 4: Susanne Manner
Representative: Allan Wilion, ESQ

Recommended Actions:

1. Deny the appeals on the overall project (VTT-72370-CN-1A).
2. Find that the City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report, Environmental Clearance No. ENV-2013-2552-EIR, (SCH. No. 2013091044), in its determination of the proposed project and affirm that the EIR was certified by the Deputy Advisory Agency on June 23, 2016 and that the EIR was prepared in compliance with the California Environmental Act and reflects the independent judgment of the lead agency and adopt the EIR for use in reviewing the approved project. The City Planning Commission actions confirms that the Deputy Advisory Agency:
 - a. Certified that the EIR has been prepared in compliance with CEQA and reflects the City's (Lead Agency) independent judgment and analysis.
 - b. Adopted the Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may occur.
 - c. Adopted the Mitigation Measures, Mitigation Monitoring Program.
 - d. Adopted the related Environmental Findings.
3. Advise the Applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring; and, that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

Staff: William Lamborn (213) 978-1470
Luciralia Ibarra

7. [CPC-2013-2551-MCUP-DB-SPR](#) Council District: 4 – Ryu
CEQA: ENV-2013-2552-EIR, SCH#2013091044 Expiration Date: 7-28-16
Plan Area: Hollywood Appeal Status: Appealable to City Council
Related Case: VTT-72370-CN-1A

PUBLIC HEARING – Completed on May 24, 2016

Location: 8148 – 8182 W. SUNSET BOULEVARD, 1438 – 1486 N. HAVENHURST DRIVE, 1435 – 1443 N. CRESCENT HEIGHTS BOULEVARD

Proposed Project:

The project, as approved by the Advisory Agency on June 23, 2016, proposes construction of a mixed-use development that includes approximately 65,000 square feet of commercial retail and restaurant uses, 249 residential units of which 28 will be set aside for Very Low Income households, and 820 parking spaces within four subterranean and semi-subterranean levels. The project site is currently occupied by two commercial buildings and associated parking, all of which would be removed to allow for the project.

Requested Actions:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, review and consider the adequacy of the previously certified Environmental Impact Report (EIR), ENV-2013-2552-EIR, SCH No. 2013091044, including the Environmental Findings, Project Design Features, Mitigation Monitoring Program, and Statement of Overriding Considerations.
2. Pursuant to LAMC Section 12.24-W,1, a Master Conditional Use for the sale and/or dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with four restaurant/dining uses, and the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a grocery store.
3. Pursuant to LAMC Section 12.22-A,25(c), a Density Bonus setting aside 11% (28 units) of the total units for Very Low Income Households, and the utilization of Parking Option 1 to allow one on-site parking space for each residential unit of zero to one bedrooms, two on-site parking spaces for each residential unit of two to three bedrooms, and two-and-one-half on-site parking spaces for each residential unit of four or more bedrooms. The applicant is requesting two Off-Menu Affordable Housing Incentives as follows:
 - a. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to allow the lot area including any land to be set aside for street purposes to be included in calculating the maximum allowable floor area, in lieu of as otherwise required by LAMC Section 17.05; and
 - b. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Incentive to allow a 3:1 Floor Area Ratio for a Housing Development Project in which 50% of the commercially zoned parcel is located within 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC Section 12.22-A,25(f)(4)(ii).
4. Pursuant to Section 16.05 of the LAMC, Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units and 50,000 gross square feet of nonresidential floor area.

Applicant: AG SCH 8150 Sunset Owner, LP
Representative: Michael Nytzen, Paul Hastings, LLP

Recommended Actions:

1. Find that the City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report, Environmental Clearance No. ENV-2013-2552-EIR, (SCH. No. 2013091044), in its determination of the proposed project and Affirm that the EIR was certified by the Deputy Advisory Agency on June 23, 2016 and that the EIR was prepared in compliance with the California Environmental Act and reflects the independent judgment of the lead agency and Adopt the EIR for use in reviewing the approved project. The City Planning Commission actions confirms that the Deputy Advisory Agency:
 - a. Certified that the EIR has been prepared in compliance with CEQA and reflects the City's (Lead Agency) independent judgment and analysis.
 - b. Adopted the Statement of Overriding Considerations setting forth the reasons and benefits of

- adopting the EIR with full knowledge that significant impacts may occur.
 - c. Adopted the Mitigation Measures, Mitigation Monitoring Program.
 - d. Adopted the related Environmental Findings.
2. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
 3. Advise the applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.
 4. Approve a Master Conditional Use to permit the sale and/or dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with four restaurant/dining uses, and the sale of a full line of alcoholic beverages for off-site consumption in conjunction with a grocery store.
 5. Approve a Density Bonus setting aside 11% (28 units) restricted to Very Low Income Households, and the utilization of a Density Bonus Package Incentive Parking Option 1 and two Off-Menu Affordable Housing Incentives as follows:
 - a. Pursuant to Section 12.22-A,25(g)(3), an Off-Menu Incentive to allow the lot area including any land to be set aside for street purposes to be included in calculating the maximum allowable floor area, in lieu of as otherwise required by LAMC Section 17.05.
 - b. Pursuant to Section 12.22-A,25(g)(3), an Off-Menu Incentive to allow a 3:1 Floor Area Ratio for a Housing Development Project in which 50% of the commercially zoned parcel is located within 1,560 feet of a Transit Stop, in lieu of the 1,500 foot distance specified in LAMC Section 12.22-A,25(f)(4)(ii).
 6. Approve the Site Plan Review for a mixed-use development with 249 residential dwelling units and 65,000 square feet of commercial floor area, with the Conditions of Approval.

Staff: William Lamborn (213) 978-1470
Luciralia Ibarra

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| <p>8. <u>CPC-2016-1032-GPA-ZC-HD-BL-ZAD-SPR</u>
CEQA: ENV-2016-1036-MND
Plan Area: South Los Angeles
Related Case: CPC-2016-1034-DA</p> | <p>Council District: 9 – Curren Price Jr.
Expiration Date: 8-22-16
Appeal Status: Appealable to City Council
ZC appealable by applicant only, if disapproved in whole or in part</p> |
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PUBLIC HEARING – Completed on June 15, 2016

Location: 704 – 706, 730 – 740, 800 – 820, W. MARTIN LUTHER KING BLVD.,
703 – 703 ½, 705 W. 40TH PLACE

Proposed Project:

The proposed project involves the demolition of a two-story, 4,175 square-foot commercial building and surface parking lots, and the construction, use, and maintenance of two, five-story structures on the southeast and southwest corners of Martin Luther King, Jr. Boulevard and Hoover Street, containing the new Honda of Downtown Los Angeles automobile dealership, vehicle service facilities, and vehicle storage. The East Structure, at 68 feet in height, comprising approximately 152,477 square feet of space, with a Floor Area Ratio (FAR) of 3.58 to 1, will contain the primary dealership uses and provide 92 automobile parking spaces (exclusive of vehicle storage) and 10 bicycle parking spaces. The West Structure, at 54 feet in height and comprising approximately 105,075 square feet of space with a 3.83 to 1 FAR will be used for vehicle storage.

Requested Actions:

1. Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, adopt the Mitigated Negative Declaration (Case No. ENV-2016-1036-MND) and Mitigation Monitoring Program for the above-referenced project.
2. Pursuant to City Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to amend the South Los Angeles Community Plan to:
 - a. Re-designate the parcels located at 816 and 820 West Martin Luther King, Jr. Boulevard from High Medium Residential to Community Commercial land use.
 - b. Remove Footnote No. 1 from the subject property to allow Height District No. 2 on the site in lieu of the underlying Height District No. 1.
3. Pursuant to LAMC Section 12.32-F, a Zone Change and Height District Change from C2-1 (Commercial Zone with a maximum 1.5 to 1 FAR) and R3-1 (Multi-Family Residential Zone with a maximum 3 to 1 FAR) to C2-2 (Commercial Zone with a maximum 6 to 1 FAR).
4. Pursuant to LAMC Section 12.32-R, a Building Line Removal to remove a varying five, 10, and 15-foot Building Line along Martin Luther King, Jr. Boulevard, established under Ordinance Nos. 115,573 and 123,519.
5. Pursuant to LAMC Section 12.24-X,22, a Zoning Administrator Determination to allow deviations from the Transitional Height requirements of LAMC Section 12.21.1-A,10 to allow maximum building heights of 68 feet (East Structure) and 54 feet (West Structure) in lieu of the otherwise permitted 33 feet between 50 and 99 feet of an OS (Open Space) Zone and 61 feet between 100 feet and 199 feet of an OS Zone.
6. Pursuant to LAMC Section 16.05, Site Plan Review for a development which creates, or results in an increase of, 50,000 gross square feet or more of non-residential floor area.

Applicant: Josef Shuster, Celebrity Realty Holdings, LLC
Representative: Edgar Khalatian, Mayer Brown, LLP

Recommended Actions:

1. Recommend that City Council adopt the Mitigated Negative Declaration (ENV-2016-1036-MND) and the Mitigation Monitoring Program as adequate environmental clearance.
2. Recommend that City Council approve a General Plan Amendment to amend the South Los Angeles Community Plan to:
 - a. Re-designate the parcels located at 816 and 820 West Martin Luther King, Jr. Boulevard from High Medium Residential to Community Commercial land use.
 - b. Remove Footnote No. 1 for the subject property to allow Height District No. 2 on the site in lieu of the underlying Height District No. 1.
3. Disapprove the Zone Change request as filed.
4. Recommend that City Council approve a Zone Change and Height District Change from C2-1 and R3-1 to (T)(Q)C2-2, subject to the attached (T) and (Q) Conditions of Approval;
5. Recommend that City Council approve a Building Line Removal to remove a varying five, 10, and 15-foot Building Line along Martin Luther King, Jr. Boulevard, established under Ordinance Nos. 115,573 and 123,519.
6. Approve a Zoning Administrator Determination to allow deviations from the Transitional Height requirements of LAMC Section 12.21.1-A,10 to allow maximum building heights of 68 feet (East Structure) and 54 feet (West Structure) in lieu of the otherwise permitted 33 feet between 50 and 99 feet of an OS (Open Space) Zone and 61 feet between 100 feet and 199 feet of an OS Zone.
7. Approve a Site Plan Review for a development which creates, or results in an increase of, 50,000 gross square feet or more of non-residential floor area.
8. Adopt the Findings.
9. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained

throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

10. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) Filing.

Staff: Courtney Shum (213) 978-1916

9. [CPC-2016-1034-DA](#) Council District: 9 – Curren Price Jr.
CEQA: ENV-2016-1036-MND Expiration Date: N/A
Plan Area: South Los Angeles Appeal Status: Not appealable
Related Case: CPC-2016-1032-GPA-BL-ZAD-SPR

PUBLIC HEARING – Completed on June 15, 2016

Location: 704 – 706, 730 – 740, 800 – 820, W. MARTIN LUTHER KING BLVD.,
703 – 703 ½, 705 W. 40TH PLACE

Proposed Project:

Development Agreement for the provision of community benefits with a combined value of \$150,000 in exchange for a proposed term of 2 years.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) and 21081.6 of the California Public Resources Code, adopt the Mitigated Negative Declaration (ENV-2016-1036-MND) and Mitigation Monitoring program for the above-reference project.
2. Pursuant to California Government Code Sections 65864-65869.5, a Development Agreement between the developer and the City of Los Angeles, for a term of 2 years.

Applicant: Josef Shuster, Celebrity Realty Holdings, LLC
Representative: Edgar Khalatian, Mayer Brown, LLP

Recommended Actions:

1. Recommend that the City Planning Commission adopt the Mitigated Negative Declaration (ENV-2016-1036-MND) and the Mitigation Monitoring Program as adequate environmental clearance.
2. Recommend that the City Planning Commission approve and recommend that the City Council adopt a Development Agreement, pursuant to California Government Code Sections 65864-65869.5, by the Developer and the City of Los Angeles, subject to the terms and recommendations for a term of approximately 2 years.
3. Recommend that the City Council adopt an ordinance, subject to review by the City Attorney as to form and legality, authorizing the execution of the subject Development Agreement.
4. Recommend that the City Council adopt the Findings as the City Council's Findings of Approval.
5. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
6. Advise the applicant that, pursuant to State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing.

Staff: Luciralia Ibarra (213) 978-1378
Charles J. Rausch Jr.

10. [CPC-2013-1595-DB-CU-ZAA-SPP-SPR](#) Council District: 13 – O’Farrell
CEQA: ENV-2013-1596-MND Expiration Date: 7-28-16
Plan Area: Hollywood Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on December 21, 2015

Location: 4900, 4904, 4906, 4908, 4914, 4916, 4918 – 4928, 4930 HOLLYWOOD BOULEVARD; 1642, 1644 ½, 1644, 1646, 1648, 1650 N. KENMORE AVENUE; 1631, 1633, 1635, 1637, 1639 ½, 1639, 1641 ½, 1641 NORTH EDGEMONT STREET

Proposed Project:

The project proposes the demolition of 23 multi- and single-family residential units, a 13,507 square-foot restaurant, a 4,154 square-foot warehouse, a 3,005 square foot medical office, and associated surface parking lots. The project proposes the construction of a mixed-use building containing 13,813 square feet of commercial uses and 200 residential units, with 40 of the residential units reserved as restricted affordable for Low Income households. The project is six-stories and 83 feet in height and contains 191,607 square feet of floor area. The project provides 342 parking spaces and 248 bicycle parking spaces. The proposed project is located in the C2-1D and RD1.5–1XL Zones and is also located in Subarea B of the Vermont/Western Transit Oriented District Specific Plan/Station Neighborhood Area Plan (SNAP).

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (ENV-2013-1596-MND) and the corresponding Mitigation Monitoring Program for the above referenced project.
2. Pursuant to Section 12.22 A.25 of the Los Angeles Municipal Code (LAMC), the applicant proposes to set aside 17 units, or 20% of the 83 base dwelling units, as restricted affordable units for Low Income households and requests one on-menu incentive: to permit an increase in Floor Area up to a 3:1 Floor Area Ratio (FAR) in lieu of the 2:1 FAR permitted by Section 8.B.1 of the SNAP.
3. Pursuant to Section 12.22 A.25(g)(3) of the LAMC, the applicant requests two off-menu incentives: (a) a Waiver of Development Standards to Section 8.B.1 of the SNAP to permit an increase in height of 33 feet, for a maximum project height of 83 feet in lieu of the maximum permitted project height of 50 feet; (b) a Waiver of Development Standards to Section 8.H of the SNAP to permit a public pedestrian plaza in lieu of the two required pedestrian throughways.
4. Pursuant to Section 12.24 U.26. of the Municipal Code, a Conditional Use to increase the density greater than the maximum allowed by the Density Bonus Ordinance. The applicant seeks a density bonus increase of 140% in order to permit 200 residential units (with 17 restricted affordable units as required per State Density Bonus Law 69515(c)(1) and an additional 23 restricted affordable units for Low Income households) in lieu of 83 residential units permitted.
5. Pursuant to Section 12.28 of the LAMC, Zoning Administrator Adjustments to permit (a) an encroachment of 21’8” into the required 25-foot Building Line along Kenmore Avenue; and (b) an encroachment of 11’9” into the required 17-foot Building Line on Edgemont Street.
6. Pursuant to Section 11.5.7 C of the Municipal Code, a Project Permit Compliance Review with the SNAP.
7. Pursuant to Section 16.05 of the Municipal Code, a Site Plan Review for a project which creates, or results in an increase of 50 or more dwelling units.

Applicant: Edward M. Israel, Cen Fed, LTD
Representative: Michael Gonzales

Recommended Actions:

1. Adopt the Mitigated Negative Declaration (ENV-2013-1596-MND) for the above referenced project.
2. Approve the following one (1) on-menu incentive, pursuant to Section 12.22 A.25(g)(2) of the Municipal Code, requested by the applicant for a project reserving 17 units or 20% of the 83 base dwelling units for Low Income household occupancy for a period of 55 years: to permit an increase in Floor Area up to a 3:1 FAR in lieu of the 2:1 FAR permitted by Section 8.B.1 of the SNAP. The allowed Density Bonus of 35% results in a residential density of 113 units.
3. Deny a Conditional Use, pursuant to Section 12.24 U.26. of the Municipal Code, to allow a density bonus increase of 140% in order to permit 200 residential units in lieu of 83 residential units.
4. Deny the following one (1) off-menu incentive as requested, pursuant to Section 12.22 A.25(g)(3) of the Municipal Code: a Waiver of Development Standards to Section 8.B.1 of the SNAP to permit an increase in height of 33 feet, for a maximum project height of 83 feet in lieu of the maximum permitted project height of 50 feet; and instead Approve the following one (1) off-menu incentive as conditioned, pursuant to Section 12.22 A.25(g)(3) of the Municipal Code, for a project reserving 17 units or 20% of the 83 base dwelling units for Low Income household occupancy for a period of 55 years: a Waiver of Development Standards to Section 8.B.1 of the SNAP to permit an increase in height of 13 feet, for a maximum project height of 63 feet in lieu of the maximum permitted project height of 50 feet.
5. Approve the following one (1) off-menu incentive, pursuant to Section 12.22 A.25(g)(3) of the Municipal Code, requested by the applicant for a project reserving 17 units or 20% of the 83 base dwelling units for Low Income household occupancy for a period of 55 years: to permit a Waiver of Development Standards to Section 8.H of the SNAP to permit a public pedestrian plaza in lieu of the two required pedestrian throughways.
6. Approve Zoning Administrator's Adjustments, pursuant to Section 12.28 of the Municipal Code, to permit (a) an encroachment of 21'8" into the required 25-foot Building Line along Kenmore Avenue; and (b) an encroachment of 11'9" into the required 17-foot Building Line on Edgemont Street.
7. Approve a Specific Plan Project Permit Compliance Review, pursuant to Section 11.5.7 C. of the Municipal Code, with the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173,749.
8. Approve a Site Plan Review, pursuant to Section 16.05 of the Municipal Code, for a project that creates 113 residential units and 13,813 square feet of commercial/retail space.
9. Adopt the Findings.

Staff: Blake Lamb (213) 978-1167

11. [VTT-73814-SL-1A](#) Council District: 12 – Englander
CEQA: ENV-2015-4679-MND Expiration Date: 8-11-16
Plan Area: Canoga Park-Winnetka- Appeal Status: Further appealable to City
Woodland Hills- West Hills Council
Related Case: CPC-2015-4680-GPA-ZC

PUBLIC HEARING

Location: 7000 N. WOODLAKE AVENUE

Proposed Project:

The project involves the construction, use and maintenance of 15 Small Lot Homes. Each home will be two stories in height and will include two parking spaces within private garages. The project will result in the continuation and improvement of Woodlake Avenue, which is currently only a paper street and has not yet been improved.

Requested Actions:

1. Pursuant to Los Angeles Municipal Code Section 17.06, an appeal of the entire decision of the Advisory Agency's approval Vesting Tentative Tract Map No. 73814-SL.
2. An appeal of the adoption of the Mitigated Negative Declaration No. ENV-2015-4679-MND and the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2015-4679-MND.

Applicant: Sherman Way – West Hills Partners, LLC
Representative: Michael Harris

Appellant 1: Santa Monica Mountains Conservancy
Representative: Paul Edelman

Appellant 2: Nicole Thibadeaux

Recommended Actions:

1. Deny the appeal and sustain the decision of the Deputy Advisory Agency for Vesting Tentative Tract Map No. 73814-SL.
2. Deny the appeal and sustain the decision of the Deputy Advisory Agency to adopt Case. No. ENV-2015-4679-MND and the Mitigation Monitoring Program.
3. Adopt the Findings of the Advisory Agency.
4. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
5. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Oliver Netburn (213) 978-1382

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| <p>12. CPC-2015-4680-GPA-ZC
 CEQA: ENV-2015-4679-MND
 Plan Area: Canoga Park-Winnetka-
 Woodland Hills- West Hills
 Related Case: VTT-73814-SL-1A</p> | <p>Council District: 12 – Englander
 Expiration Date: 8-29-16
 Appeal Status: Appealable to City Council,
 ZC appealable by applicant only, if disapproved
 in whole or in part</p> |
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PUBLIC HEARING – Completed on June 7, 2016

Location: 7000 N. WOODLAKE AVENUE

Proposed Project:

The project involves the construction, use and maintenance of 15 Small Lot Homes. Each home will be two stories in height and will include two parking spaces within private garages. The project will result in the continuation and improvement of Woodlake Avenue, which is currently only a paper street and has not yet been improved.

Requested Actions:

1. Pursuant to City Charter Section 555 and Los Angeles Municipal Code Section 11.5.6, a General Plan Amendment to amend the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan to re-designate a 72,143 square-foot portion of the subject property from Very Low Residential to Low Residential land uses.
2. Pursuant to Los Angeles Municipal Code Section 12.32-F, a Zone Change of a 77,076 square-foot portion of the subject property from A1-1 to RD5-1.
3. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code and Section 15162 of the CEQA Guidelines, consider the environment analysis in Case No. ENV-2015-4679-MND.

Applicant: Sherman Way – West Hills Partners, LLC
Representative: Michael Harris

Recommended Actions:

1. Recommend that the City Council and the Mayor approve a General Plan Amendment to amend the Canoga Park - Winnetka - Woodland Hills - West Hills Community Plan to re-designate a 74,873 square-foot portion of the subject property from Very Low Residential to Low Residential land uses.
2. Recommend that the City Council approve a Zone Change of a 74,873 square-foot portion of the subject property from A1-1 to (T)(Q)RD5-1.
3. Find, based on its independent judgment, after consideration of the entire administrative record, that the project was environmentally assessed under Case No. ENV-2015-4679-MND.
4. Adopt the Findings.
5. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
6. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) Filing.

Staff: Oliver Netburn (213) 978-1382

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| 13. CPC-2015-4522-DB | Council District: 11 – Bonin |
| CEQA: ENV-2015-4523-MND | Expiration Date: 7-28-16 |
| Plan Area: Palms-Mar Vista-Del Rey | Appeal Status: Not appealable |

PUBLIC HEARING – Completed on May 4, 2016

Location: 11612 W. CULVER BOULEVARD

Proposed Project:

The construction, use, and maintenance of a new five-story mixed-use building containing 44 residential units, 1,700 square feet of ground floor retail space, 62 automobile parking spaces (47 residential and 15 commercial), including 3 electric vehicle charging stations, and 64 bicycle parking spaces, on an approximately 12,740 square foot site in the C2-1 Zone. Under the Density Bonus provision of the Los Angeles Municipal Code, the applicant will utilize a 35% Density Bonus to construct 44 units in lieu of the 35 units otherwise permitted in the C2-1 Zone. Of the 44 units, 40 units will be market rate and four (4) units will be restricted to Very-Low Income Households The project includes three off-menu development incentives. The project will provide 4,400 square feet of open space, composed of a courtyard and rooftop decks. Proposed parking will be located on-site, within a two and a half -level, subterranean parking structure.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) No. ENV-2015-4523-MND for the above referenced project.
2. Pursuant to Section 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines, adopt the Mitigation Monitoring Program for ENV-2015-4523-MND.
3. Pursuant to LAMC Section 12.22-A,25, a 35% Density Bonus (with a set aside of 11%, four (4) units, for Very Low Income households); and three (3) Off-Menu Waivers as follows:
 - a. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (MND) No. ENV-2015-4523-MND for the above referenced project.
 - b. Pursuant to Section 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines, adopt the Mitigation Monitoring Program for ENV-2015-4523-MND.
 - c. Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu incentive to permit a 72% increase in Floor Area Ratio to 2.58 to 1 (32,850 sq. ft.), in lieu of the otherwise permitted 1.5 to 1 (19,110 sq. ft.).
 - d. Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu incentive to permit a maximum height of 59 feet 7 inches in lieu of the transitional height limit of 25 feet permitted for lots located 0 to 49 feet from an R1 Zone, pursuant to Municipal Code Section 12.21.1-A,10.
 - e. Pursuant to LAMC Section 12.22-A,25(g)(3), an off-menu incentive to permit a 70% reduction in the rear yard setback to 5 feet in lieu of the required 17 feet in the C2 Zone, pursuant to Municipal Code Section 12.14-C,2.

Applicant: BJD Tarzana, LLC
Representative: Gary Benjamin, Elizabeth Peterson Group

Recommended Actions:

1. Adopt the Mitigated Negative Declaration ENV-2015-4523-MND.
2. Adopt the Mitigation Monitoring Program for ENV-2015-4523-MND.
3. Approve a 35% Density Bonus (with a set aside of 11%, four (4) units, for Very Low Income households); and three (3) Off-Menu Waivers as follows:
 - a. Pursuant to Section 12.22-A,25(g)(3), an off-menu incentive to permit a 72% increase in Floor Area Ratio to 2.58 to 1 (32,850 sq. ft.), in lieu of the otherwise permitted 1.5 to 1 (19,110 sq. ft.).
 - b. Pursuant to Section 12.22-A,25(g)(3), an off-menu incentive to waive transitional height requirements permit a maximum height of 59 feet 7 inches for the portion of the building located 0 to 99 feet from the R1 Zones as required pursuant to Municipal Code Section 12.21.1-A,10.
 - c. Pursuant to Section 12.22-A,25(g)(3), an off-menu incentive to permit a 70% reduction in the westerly rear yard setback to 5 feet in lieu of the required 17 feet in the C2 Zone, pursuant to Municipal Code Section 12.14-C,2.
4. Adopt the Findings.
5. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained

throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.

6. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: JoJo Pewsawang (213) 978-1214

14. **CPC-2015-4440-GPA-ZC-HD** Council District: 2 - Krekorian
CEQA: ENV-2015-4441-MND Expiration Date: 8-15-16
Plan Area: N. Hollywood-Valley Village Appeal Status: Appealable to City Council,
ZC appealable by applicant only, if
disapproved in whole or in part

PUBLIC HEARING – Completed on May 17, 2016

Location: 10516 – 10526 W. DUBNOFF WAY, 6329 – 6355 N. CLYBOURNE AVE.,
(Add Areas: 6348 – 6354 N. Cahuenga Blvd., 6323 N. Clybourne Ave.
No projects are proposed within the Add Areas)

Proposed Project:

The renovation of an existing special education facility and the establishment of a foster family facility to recruit, train, certify, and monitor foster parents in the local area. The project will also include a parent training academy, an outpatient and school-based mental health clinic, as well as the continued operation of a children's group home. The campus building will total 18,939 square feet and a total of 32 parking spaces will continue to be provided on site.

Requested Action:

1. Pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, adopt the Mitigated Negative Declaration (Case No. ENV-2015-4441-MND) and Mitigation Monitoring Program for the above-referenced project.
2. Pursuant to Charter Section 555 and Los Angeles Municipal Code Section 11.5.6, a General Plan Amendment to the North Hollywood – Valley Village Community Plan to re-designate the land use of the Project Site and Add Areas from Low Residential and Parking Buffer to Highway Oriented Commercial.
3. Pursuant to Los Angeles Municipal Code Section 12.32-F, a Zone and Height District Change on the project site from R1-1 to (T)(Q)C2-1VL.

Applicant: Bernard La Fianza, Penny Lane Centers
Representative: John J. Parker, Pacific Crest Consultants

Recommended Actions:

1. Recommend that the City Council adopt Mitigated Negative Declaration No. ENV-2015-4441-MND and the Mitigation Monitoring Program as adequate environmental clearance for the above-referenced project.
2. Approve and recommend that the City Council adopt a General Plan Amendment to the project site and add areas from North Hollywood – Valley Village Community Plan to re-designate the land use of the project site and add areas from Low Residential and Parking Buffer to Highway Oriented Commercial.
3. Approve and recommend that the City Council adopt a Zone and Height District Change on the project site from R1-1 to (T)(Q)C2-1VL, consistent with the proposed General Plan Amendment.

4. Adopt the Findings.
5. Recommend that the applicant be advised that time limits for effectuation of a zone in the “Q” Qualified Classification and “T” Tentative Classification are specified in L.A.M.C. Section 12.32.G. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative classification be removed in the manner indicated.
6. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
7. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Jenna Monterrosa (213) 978-1377

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

Thursday, August 11, 2016

**Los Angeles City Hall
City Council Chambers Room 340
200 N. Spring Street
Los Angeles, CA 90012**

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