

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, MAY 25, 2017 after 8:30 a.m.
VAN NUYS, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

David H. Ambroz, President
Renee Dake Wilson, AIA, Vice President
Caroline Choe, Commissioner
Richard Katz, Commissioner
John W. Mack, Commissioner
Samantha Millman, Commissioner
Marc Mitchell, 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
(213) 978-1300

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 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 ajenized 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 on-line 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

Información en Español acerca de esta junta puede ser obtenida Llamando al (213) 978-1300

1. **DIRECTOR'S REPORT**

- A. Update on City Planning Commission Status Reports and Active Assignments
- B. Legal actions and issues update
- C. Other Items of Interest

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – April 27, 2017 and May 11, 2017
- D. **Consideration of a Resolution to delegate the authority of the City Planning Commission to the Director of Planning relative to approvals of extensions of time to act on legislative and quasi-judicial land use applications and appeals (Motion Required)**
- E. **Consideration of the Proposed Revisions to the City Planning Commission Rules and Operating Procedures (Motion Required)**

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-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.

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. **CONSENT CALENDAR (5a)**

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-2016-766-DB](#)
CEQA: ENV-2016-767-CE
Plan Area: Wilshire

Council District: 5 – Koretz
Last Day to Act: 06-05-17

PUBLIC HEARING – Completed March 31, 2017

PROJECT SITE: 143-149 South Wetherly Drive

PROPOSED PROJECT:

The proposed Project involves the demolition of one duplex and two-single family dwellings and the construction of a housing project that is five stories over two levels of subterranean parking, 58 feet in height, with 40 residential units of which four will be set aside as Restricted Affordable Units for Very Low Income Households. The Project provides a total of 49 on-site parking spaces and the site is zoned [Q]R4-1-O and designated High Medium Residential in the Wilshire Community Plan.

REQUESTED ACTIONS:

1. Pursuant to Section 15332 of the California CEQA Guidelines, an Exemption from CEQA Article 19, Class 32, and that there is no substantial evidence demonstrating that an exemption 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), the Applicant proposes to set aside four units, or 11 percent of the dwelling units as Restricted Affordable Units for Very Low Income Households and requests two On-Menu Incentives:
 - a. A 3.9:1 Floor Area Ratio (FAR) in lieu of the permitted 3:1 FAR in the [Q]R4-1-O Zone;
 - b. A maximum 18 percent decrease in the required rear yard setback allowing a 14-foot rear yard setback in lieu of the required 17-foot rear yard setback; and
3. Pursuant to LAMC Section 12.22 A.25(g)(3), the Applicant requests one (1) Off-Menu Incentive: A waiver of Condition No. 6 of Ordinance No. 167,711 to allow rooftop open space and Condition No. 7 of Ordinance No. 167,711 to clarify the number of trees required on-site and in the parkway.

Applicant: Richard Heller
Representative: Jerome Buckmelter

Staff: Kinikia Gardner, City Planner
kinikia.gardner@lacity.org
(213) 978-1445

6. **UPDATE ON SOLAR ENERGY INSTALLATION POLICY**

CEQA: N/A

Council Districts: All
Last Day to Act: N/A

PUBLIC HEARING – Not Required

PROJECT SITE: Citywide

SUMMARY:

A recommendation to amend Chapter 9 (Building Code) of the Los Angeles Municipal Code (LAMC) requiring solar photovoltaic (PV) systems on specified building types Citywide, whether discretionary or by-right, based on the State's Model Ordinance.

RECOMMENDED ACTION:

Recommend that a City interdepartmental working group collaborate on amending the LAMC to require solar PV systems be installed on specified building types.

Applicant: City of Los Angeles

Staff: Mary Richardson, City Planner Associate
mary.richardson@lacity.org
(213) 978-1478

7. **CPC-2016-4518-GPA-ZC-ZAA-BL-F**

CEQA: ENV-2016-4517-MND

Plan Area: Reseda – West Van Nuys

Council District: 3 – Blumenfield
Last Day to Act: 06-05-17

PUBLIC HEARING – Completed March 21, 2017

PROJECT SITE: 7105-7119 North Tampa Avenue

PROPOSED PROJECT:

The construction, use, and maintenance of 22 small lot homes in conjunction with a small lot subdivision. Each of the small lot homes will be two-stories and will have a maximum height of 24 feet. Each small lot home will have an attached two car garage and 14 guest parking spaces will be provided, for a total of 58 parking spaces for the proposed development.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15474(b), consideration of the whole of administrative record, including the Mitigated Negative Declaration No. ENV-2016-4517-MND ("Mitigated Negative Declaration"), all comments received, the imposition of mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.32-F, a Zone Change from RA-1-RIO to RD3-1-RIO;
3. Pursuant to Sections 555, 556 and 558 of the City Charter and Section 11.5.6 of the LAMC, a General Plan Amendment to the Reseda – West Van Nuys Community Plan to re-designate the subject property from Low Residential to Low Medium I Residential land use;
4. Pursuant to LAMC Section 12.28, a Zoning Administrator's Adjustment to permit the construction, use, and maintenance of a maximum 8.65-foot high wall along the northern and southern side yards in lieu of the eight (8) feet otherwise permitted within the side yard setback area and a maximum 8.65-foot high wall along Aura Avenue in lieu of the eight (8) feet otherwise permitted in the rear yard setback area;

5. Pursuant to LAMC Section 12.32-R, a Building Line Removal of a 25-foot building line along the western side of Tampa Avenue, established under Ordinance No. 105,340; and
6. Pursuant to LAMC Section 12.24-X,7, a Zoning Administrator's Determination to permit the construction, use, and maintenance of a maximum eight-foot high fence/wall along Tampa Avenue in lieu of the three and one-half (3.5) feet otherwise permitted within the front yard setback area.

Applicant: Tampa Village, LLC
 Representative: Chuck Francoeur, Montage Development Corp.

Staff: Courtney Shum, City Planning Associate
courtney.shum@lacity.org
 (213) 978-1916

8. **CPC-2016-2363-DB-SPR** Council District: 11 - Bonin
 CEQA: ENV-2016-2364-MND Last Day to Act: 06-23-17
 Plan Area: West Los Angeles

LIMITED PUBLIC HEARING

PROJECT SITE: 1500 South Granville Avenue; (11752, 11760, 11768-11770 and 11776 West Santa Monica Boulevard; 1511-1513 South Stoner Avenue; 1514, 1514 ½ South Granville Avenue)

PROPOSED PROJECT:

The demolition of the existing auto dealership and service repair center and the construction, use, and maintenance of a new five-story, 58-foot tall mixed-use development with a maximum of 154 residential units, including four joint live/work quarters, and 15,117 square feet of commercial space. The project will set aside 16 residential units (11 percent of the base density) for Very Low Income Households. The project will provide a total of 311 automobile and 186 bicycle parking spaces.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2016-2364-MND ("Mitigated Negative Declaration"), all comments received, the imposition of the mitigation measures and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.22-A,25, a 35 percent Density Bonus with 11 percent (16 residential units) reserved for Very Low Income Households, to permit the construction of a mixed-use development with 154 residential units, including four joint live/work quarters, and approximately 15,117 square feet of commercial space, utilizing Parking Option 1 and requesting one On-Menu Incentive and one Off-Menu Waiver:
 - a. Pursuant to LAMC Section 12.22-A,25(f)(4), an On-Menu Incentive to permit a Floor Area Ratio (FAR) of 3:1 in lieu of the permitted 1.5:1 in the C2-1VL Zone;
 - b. Pursuant to LAMC Section 12.22-A,25(g)(3), an Off-Menu Waiver to permit a maximum of 5 stories and height of 58 feet in lieu of the maximum of 3 stories and 45 feet permitted pursuant to LAMC Section 12.21.1; and
3. Pursuant to LAMC Section 16.05, Site Plan Review for a development which creates, or results in an increase of, 50 or more dwelling units.

Applicant: S Santa Monica/E Granville LA, LLC
 Representative: Michael Gonzales, Gonzales Law Group APC

Staff: May Sirinopwongsagon, City Planner
may.sirinopwongsagon@lacity.org
 (213) 978-1372

9. [CPC-2017-455-CA](#)
CEQA: *Not a Project under CEQA*, ENV-2017-591-CE
Plan Area: N/A

Council Districts: All
Last Day to Act: N/A

PUBLIC HEARING – Completed March 8, 2017

PROJECT SITE: Citywide

PROPOSED ORDINANCE:

A proposed ordinance adding a preamble to Article 4.4 and amending Sections 14.4.2, 14.4.4 and 14.4.17 of the Los Angeles Municipal Code to clarify regulations regarding temporary signs on temporary construction walls and on solid wood fences surrounding vacant lots.

REQUESTED ACTIONS:

1. Find the proposed ordinance is not a Project pursuant to CEQA Guidelines, and that if it were a project, it would be exempted under Categorical Exemption Class 8;
2. Adopt the staff report as the Commission report on the subject;
3. Approve and recommend that the City Council adopt the proposed ordinance; and
4. Approve and recommend that the City Council adopt the Findings.

Applicant: City of Los Angeles

Staff: Yi Lu, City Planning Associate
yi.lu@lacity.org
(213) 978-1287

*****THE FOLLOWING ITEMS WILL BE CONSIDERED AFTER 10:00 A.M.****

10. [DIR-2017-1914-MS](#)
CEQA: N/A

Council Districts: All
Last Day to Act: N/A

PUBLIC HEARING – Not Required

PROJECT SITE: Citywide

PROPOSED PROJECT:

Pursuant to LAMC Section 12.22 A.31, approval of the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines).

RECOMMENDED ACTIONS:

1. Determine that the proposed Guidelines are not a project under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15378(b)(3) and 15378(b)(2);
2. Recommend adoption of the Transit Oriented Communities Guidelines;
3. Adopt the staff report as the Commission's report on the subject; and
4. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Matthew Glesne, City Planner
matthew.glesne@lacity.org
(213) 978-2666

11. [CPC-2016-4760-GPA](#)
CEQA: ENV-2016-4761-ND
Plan Area: West Los Angeles

Council District: 5 - Koretz
Last Day to Act: N/A

PUBLIC HEARING – Completed February 24, 2017

Continued from the May 11, 2017 City Planning Commission Meeting, pursuant to CPC Rule 24, which states in part, “if there is a failure to act the case is continued to the next regular meeting”.

PROJECT SITE: 2951 South Midvale Avenue

PROPOSED PROJECT:

General Plan Amendment to revise the existing West Los Angeles Community Plan land use designation for a 6,345 square-foot lot fronting on the west side of Midvale Avenue between National Boulevard and Sproul Avenue, from Medium-Density Residential to Low-Density Residential, in conjunction with the continued use and maintenance of an existing single-family home and detached garage.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, consideration of a Negative Declaration ENV-2016-4761-ND as the environmental clearance for this action;
2. Pursuant to Section 11.5.6 of the Los Angeles Municipal Code, a General Plan Amendment of the West Los Angeles Community Plan to re-designate the lot from Medium Residential to Low Residential.

Applicant: City of Los Angeles

Staff: Antonio Isaia, City Planning Associate
antonio.isaia@lacity.org
(213) 978-1353

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

Thursday, June 8, 2017
Los Angeles City Hall
Council Chamber, Room 340
200 North Spring Street
Los Angeles, CA 90012

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Translation services, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services must be requested **7 days prior to the meeting** by calling the Planning Commission Secretariat at (213) 978-1300 or by email at CPC@lacity.org.