

## COMMISSION MEETING AUDIO

CITY PLANNING COMMISSION  
\*\*REVISED REGULAR MEETING AGENDA  
THURSDAY, DECEMBER 21, 2017 after 8:30 a.m.  
VAN NUYS, COUNCIL CHAMBER, 2<sup>ND</sup> FLOOR  
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401

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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 – November 16, 2017\*\*; December 14, 2017

2. [NEIGHBORHOOD COUNCIL PRESENTATION](#)

Presentation by Neighborhood Council representatives on any Neighborhood Council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda. The Neighborhood Council representative shall provide the Board or Commission with a copy of the Neighborhood Council's resolution or community impact statement. THESE PRESENTATIONS WILL BE TAKEN AT THE TIME THE AGENDA ITEM IS CALLED FOR CONSIDERATION.

3. [GENERAL PUBLIC COMMENT](#)

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission.

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON **NON-AGENDA ITEMS** AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

4. **RECONSIDERATIONS**

4a. **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.

4b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** – If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

5. **CONSENT CALENDAR** *(No Items)*

Consent Calendar items are considered to be not controversial and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. There will be no separate discussion of these items unless the item is removed from the Consent Calendar, in which event the item will be considered as time allows on the regular agenda.

6. **VTT-75032-CN-1A**

CEQA: ENV-2017-2441-CE

Related Case: DIR-2017-2442-SPR

Council District 10 – Wesson Jr.

Last Day to Act: 12-21-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 500 South Oxford Avenue

**PROPOSED PROJECT:**

The merger and re-subdivision of four lots into one lot in conjunction with the construction, use, and maintenance of a proposed seven-story building with a maximum height of 89 feet containing 89 residential condominium units. The project will include 178 residential automobile parking spaces and 23 guest automobile parking within two subterranean levels and one at-grade level. Nine bicycle parking spaces will be located on the ground floor level. The project includes an application for a haul route for the export of 27,562 cubic yards of earth.

**APPEAL:**

Appeal of Condition No. 5 of the Deputy Advisory Agency's determination to approve a Vesting Tentative Tract for the merger and re-subdivision of four (4) lots into one (1) lot in conjunction with the construction, use, and maintenance of a proposed seven-story, 89-unit residential condominium building.

**Applicant:** Sang Hoon Chung, Fred & Jamison, LLC  
Representative: Boaz Miodovsky, Ketter Design

**Appellant:** Tamika L. Butler, Los Angeles Neighborhood Land Trust

**Staff:** Joann Lim, City Planning Associate  
[joann.lim@lacity.org](mailto:joann.lim@lacity.org)  
(213) 978-1341

7. [CPC-2017-4292-SP](#)  
CEQA: ENV-1988-0026-SP-ZC-DA  
Plan Area: Chatsworth-Porter Ranch

Council District: 12 – Englander  
Last Day to Act: 12-21-17

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 19701 Rinaldi Street

**PROPOSED PROJECT:**

Amendment of the Porter Ranch Land Use/Transportation Specific Plan, Section 9.O.3, relating to the “Equestrian Staging Area”, in order to be consistent with the recent amendment to the Porter Ranch Development Agreement, heard on September 28, 2017, where the City Planning Commission considered and recommended approval to the Porter Ranch Development Agreement, amending the language of Section V.a.2.o.iii. “Equestrian Staging Area” to read as follows: “permit the improvement of an equestrian staging area located within 1000 feet north or south of the 118 Freeway, between De Soto Avenue to the east and Topanga Canyon Boulevard to the west, at a location identified and provided by the City of Los Angeles, in consultation with the affected Council office(s).”

**REQUESTED ACTIONS:**

1. Based on the whole of the administrative record, that the project was assessed in the previously certified Environmental Impact Report No. ENV. No. 88-0026(SP)(ZC)(DA), certified on July 10, 1990, as modified by Addendums dated April 2000, September 2000, and October 2006; and no subsequent EIR, negative declaration, or addendum is required for approval of the project; and
2. Pursuant to Los Angeles Municipal Code Section 12.32-E, a Specific Plan Amendment to the Porter Ranch Land Use/Transportation Specific Plan, Section 9.O.3, to reflect the recently considered amendment to the Porter Ranch Development Agreement with the City of Los Angeles (heard by the City Planning Commission on September 28, 2017).

**Applicant:** Porter Ranch Development Company  
Representative: Tom Sternock, Planning Associates

**Staff:** Luciralia Ibarra, Senior City Planner  
[luciralia.ibarra@lacity.org](mailto:luciralia.ibarra@lacity.org)  
(213) 978-1378

8. [CPC-2017-3900-VZCJ-SPR-CDO](#)  
CEQA: ENV-2006-7269-MND  
Plan Area: Reseda – Van Nuys

Council District: 3 - Blumenfield  
Last Day to Act: 01-08-18

**PUBLIC HEARING \*\*REQUIRED**

*(Previous public hearings were held on April 29, 2011, October 17, 2016 and June 23, 2017 under Case No. CPC-2008-4730-VZCJ-SPR-CDO)*

**PROJECT SITE:** 6724 North Amigo Avenue

**PROPOSED PROJECT:**

The construction, use, and maintenance of a new 100-unit senior citizen (62 years and older) independent housing complex. The housing complex will total approximately 122,730 square-feet on an approximately 2.43 acres (105,771 square-foot) parcel. The project will provide a total of 143 parking stalls. The building's height will be a maximum of 45 feet within four stories. The project will include a gym, recreation room, community dining room, game room, library, computer room, and 16,600 square feet of open space. The proposed project will provide five percent (5%) of the total units at rents affordable to Extremely Low Income households (five units) and six percent (6%) of the total units at rents affordable to Very Low Income households (six units).

**REQUESTED ACTIONS:**

1. Pursuant to CEQA Guidelines Section 15074(b), consideration of the whole of the administrative record, including the Mitigated Negative Declaration (ENV-2006-7269-MND) dated November 24, 2010, and including the additional information, dated November 7, 2017, and all comments received;
2. Pursuant to CEQA Guidelines Section 15074.1, consideration of the Substituted Mitigation Measures ("MM") for Aesthetics (MM I-120), Air Quality (MM III-50), Green House Gases (MM VII-10), and Noise (XII-20) is equivalent or more effective in mitigating or avoiding potentially significant effects;
3. Pursuant to Sections 11.5.11 and 12.32 Q of the Los Angeles Municipal Code (LAMC) a Vesting Zone Change from R1-1-RIO to (T)(Q)RD1.5-1-CDO-RIO (Multiple Residential Zone) and from [Q]RA-1VL-CDO-RIO to (T)(Q)RAS4-1VL-CDO-RIO (Residential Accessory Services Zone);
4. Pursuant to LAMC Section 11.5.11 (e), three (3) Developer Incentives as follows:
  - a. Permit a maximum height of 4 stories in lieu of 3 stories, as permitted in the RAS4-1VL Zone;
  - b. Permit a maximum height of 4 stories in lieu of 3 stories, the limitation in Footnote No. 7 of the Reseda-West Van Nuys Community Plan which restricts the height of buildings in the General Commercial land use category; and
  - c. Permit floor area, density, open space, and parking averaging over the project site and permit vehicular access from a more restrictive zone (RD1.5) to a less restrictive zone (RAS4);
5. Pursuant to LAMC Section 13.08 E.3, a Community Design Overlay Plan Approval for the construction of a new 100-unit senior (62 years and older) independent housing complex, consisting of a four-story residential building within the Reseda Central Business District Community Design Overlay District (Ordinance Nos. 176,557 and 176,558); and
6. 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:** Steve Zipp, One Amigo LLC  
Representative: Athena Novak, Ahn & Associates

**Staff:** Valentina Knox-Jones, City Planner  
[valentina.knox.jones@lacity.org](mailto:valentina.knox.jones@lacity.org)  
(818) 374-5038

9. [CPC-2017-849-GPAJ-VZCJ-HD-SPR](#)  
CEQA: ENV-2017-850-MND  
Plan Area: Central City

Council District: 14 - Huizar  
Last Day to Act: 02-12-18

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 656 - 660 South Stanford Avenue

**PROPOSED PROJECT:**

The removal of an existing three-story, 50-unit single-room occupancy residential building and surface parking lot for the construction of a new seven-story, approximately 48,970 square-foot residential building. The building will have a maximum of 82 residential dwelling units, with 81 units set aside for Very-Low Income households and one-unit designated as a manager's unit and will provide 16 automobile parking spaces and 91 bicycle parking spaces. The project would require the removal of two non-protected trees within the public right-of-way.

**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-2017-850-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 Charter Section 555 and Los Angeles Municipal Code (LAMC) Section 11.5.6, a General Plan Amendment to the Central City Community Plan to re-designate the land use of the Project Site from Light Manufacturing to Regional Commercial;
3. Pursuant to LAMC Section 12.32-Q and F, a Vesting Zone Change and Height District Change from M2-2D to C2-2 and pursuant to LAMC Section 11.5.11(e), two Developer Incentives to permit:
  - a. An 18 percent reduction in the required open space pursuant to LAMC Section 12.21-G and 12.22-A,29(c);
  - b. A 48 percent reduction in the number of trees required pursuant to LAMC Section 12.21-G; 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:** Aaron Mandel, Lamp Lodge, LP  
Representative: Mee Semcken, Lee Consulting Group, LLC

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

10. [CPC-2008-3470-SP-GPA-ZC-SUD-BL-M2](#)  
CEQA: ENV-2008-3471-EIR  
Plan Area: Canoga Park-Winnetka-Woodland Hills-West Hills

Council District: 3 - Blumenfield  
Last Day to Act: N/A

**PUBLIC HEARING** – Completed November 17, 2017

**PROJECT AREA:** Warner Center 2035 Plan Area

**PROPOSED ORDINANCE:**

An ordinance, creating a Plan Implementation Board, to provide coordination on implementation activities required to effectuate the vision of the Warner Center 2035 Plan, pursuant to Sections 8 and 10.1 of the Plan, and to prioritize the expenditure of fees collected through implementation of the Warner Center 2035 Plan.

**RECOMMENDED ACTIONS:**

1. Recommend that EIR-2008-3471-EIR, certified by City Council on October 23, 2013, be considered as the environmental action for this request; and
2. Approve and recommend that the City Council adopt the proposed Ordinance, creating the Plan Implementation Board, pursuant to Section 10.1 of the Warner Center 2035 Plan.

**Applicant:** City of Los Angeles

**Staff:** Jonathan Hershey, Senior City Planner  
[jonathan.hershey@lacity.org](mailto:jonathan.hershey@lacity.org)  
(213) 978-1337

11. [CPC-2017-3951-CA](#) Council Districts: All  
CEQA: ENV-2017-3952-CE Last Day to Act: N/A  
Plan Areas: All
- PUBLIC HEARING** - Completed November 17, 2017
- PROJECT SITE:** Citywide
- PROPOSED ORDINANCE:**  
An ordinance amending Sections 12.03, 12.21 and 12.26 of the Los Angeles Municipal Code (LAMC) to regulate Collection Bins.
- RECOMMENDED ACTIONS:**
1. Consider, based on the whole of the administrative record, that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15303 (Class 3), 15308 (Class 8 and 11);
  2. Approve and recommend that the City Council adopt the proposed ordinance;
  3. Adopt the staff report as the Commission report on the subject; and
  4. Adopt the Findings as recommended by staff.
- Applicant:** City of Los Angeles
- Staff:** Patrick Whalen, Planning Assistant  
[patrick.whalen@lacity.org](mailto:patrick.whalen@lacity.org)  
(213) 978-1220
12. [FREEWAY ADJACENT RESIDENTIAL STRUCTURES DISCUSSION](#) Council Districts: All  
CEQA: N/A Last Day to Act: N/A  
**PUBLIC HEARING** – Not Required
- PROJECT SITE:** Citywide
- SUMMARY:**  
Discussion of existing freeway adjacent residential development standards and regulations, and review of existing zoning information notification procedures for entitlement requests adjacent to freeways.
- RECOMMENDED ACTION:**  
Request staff to evaluate and prepare any necessary updates to the existing Zoning Information No. 2427, Freeway Adjacent Advisory Notice for sensitive uses.
- Staff:** Tom Rothmann, Principal City Planner  
[tom.rothmann@lacity.org](mailto:tom.rothmann@lacity.org)  
(213) 978-1891
- Blake Lamb, Principal City Planner  
[blake.lamb@lacity.org](mailto:blake.lamb@lacity.org)  
(213) 978 -1167

**\*\*13. [CPC-2014-2590-TDR-SPR](#)**  
CEQA: ENV-2014-2591-MND  
Plan Area: Central City  
Related Case: VTT-72343-CN

Council District: 14 – Huizar  
Last Day to Act: 12-21-17  
Continued From: 12-14-17

**PUBLIC HEARING** – Completed April 27, 2017

**PROJECT SITE:** 920 South Hill Street;  
916 – 930 South Hill Street

**PROPOSED PROJECT:**

The demolition of an existing surface parking lot, and the construction of a new 32-story, 346-foot, four-inch tall mixed-use, high-rise development consisting of 239 residential condominium units and four commercial condominium units with 5,671 square-feet of commercial space. The project would provide 295 parking spaces within in one subterranean level, and six above-grade parking levels.

**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-2014-2591-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 Section 14.5.6 of the Los Angeles Municipal Code, approval of a Transfer of Floor Area Rights (TFAR) from the Los Angeles Convention Center (Donor Site) at 1201 South Figueroa Street for the approximate amount of 122,979 square feet, to the project site (Receiver Site) permitting an FAR of 11.4:1 and 260,589 square feet of floor area in lieu of a 6:1 FAR which permits 137,610 square feet of floor area; and
3. Pursuant to LAMC Section 16.05, a Site Plan Review for a project which results in 50 or more residential units.

**Applicant:** Joe Bednar, Agoura Oaks, LLC  
Representative: Kate Bartolo, Kate Bartolo & Associates

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

**\*\*14. [CPC-2017-4546-CA](#)**  
CEQA: ENV-2017-3361-SE  
Plan Areas: All

Council Districts: All  
Last Day to Act: N/A  
Continued From: 12-14-17

**PUBLIC HEARING REQUIRED**

**PROJECT AREA:** Citywide

**PROPOSED ORDINANCE:**

An ordinance enacting restrictions on commercial advertising of cannabis, cannabis products, commercial cannabis activity, or businesses engaged in any commercial cannabis activity on signs.

**RECOMMENDED ACTIONS:**

1. Determine that based on the whole of the administrative record, the project is exempt from CEQA pursuant to California Business and Professions Code Section 26055(h) on the basis



that the project will adopt ordinances, rules and/or regulations that will require discretionary review under CEQA to approve licenses to engage in commercial cannabis activity in the City of Los Angeles;

2. Approve and Recommend that the City Council adopt the proposed Ordinance;
3. Adopt the Staff Report as the Commission's Report on the subject; and
4. Adopt the Findings.

**Applicant:** City of Los Angeles

**Staff:** Niall Huffman, City Planning Associate  
[niall.huffman@lacity.org](mailto:niall.huffman@lacity.org)  
(213) 978-3405

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

**Thursday, January 11, 2018**

Los Angeles City Hall  
Council Chamber, Room 340  
200 North Spring Street  
Los Angeles, CA 90012

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