

COMMISSION MEETING AUDIO

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**CITY PLANNING COMMISSION
REGULAR AGENDA MEETING
THURSDAY, JUNE 25, 2020 after 8:30 a.m.
(via TELECONFERENCE)**

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 – June 4, 2020; June 11, 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 participate in the meeting and offer public comment to the City Planning Commission, can either access the link located at the top of this agenda or call **1 (669) 900-9128** and use Meeting ID No. **925 5319 5688** 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 (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-2019-627-CU-ZAD-SPR**

CEQA: ENV-2019-628-CE

Plan Area: Chatsworth – Porter Ranch

Related Case: CPC-2005-6118-VCU-SPR; CPC-2008-3537-CU;
CPC-2015-2664-CU

Council District: 12 – Lee

Last Day to Act: 06-26-20

PUBLIC HEARING – Completed February 28, 2020

PROJECT SITE: 11047 – 11055 North De Soto Avenue

PROPOSED PROJECT:

Expansion of bleacher seating for the Athletic Field from the current 300 seats to 1,630 seats, a net increase of 1,330 seats. The Project would not result in any changes to the use of the existing Athletic Field as authorized by CPC-2008-3537-CU, which allows for up to seven varsity football home games per season (late August through early December), occurring between 7:00 p.m. and 10:00 p.m. on Friday evenings. Maximum attendance would be a total of 1,680 players and spectators. The Project also includes a request to allow the sharing of 326 parking spaces for shared parking, using the 236 parking spaces at the Upper Campus and the 90 spaces at the Athletic Field, for the Athletic Field's sports events. No protected trees would be impacted as part of the Project. The Project proposes grading quantities in the amount of 1,075 cubic yards of cut, 180 cubic yards of fill, 300 cubic yards to be removed and recompact, and 895 cubic yards of export. No increase in enrollment is proposed.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines, Article 19, Section 15314, Class 14 (Minor Additions to Schools), 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 12.24 U.24 of the Los Angeles Municipal Code (LAMC), a Conditional Use Permit in the A2-1 and RA-1 zones to allow the expansion of bleacher seating for the Sierra Canyon School's Athletic Field from the current 300 seats to 1,630 seats, a net increase of 1,330 seats;
3. Pursuant to LAMC Section 12.24 X.20, a Zoning Administrator's Determination to permit a total of 326 parking spaces for shared parking, using the 236 parking spaces at the Upper Campus and the 90 spaces at the Athletic Field, for the Athletic Field's sports events by event attendees during the late afternoon and evening; and
4. Pursuant to LAMC Section 16.05, a Site Plan Review to allow the addition to an existing use which results in a net increase of 1,000 or more average daily trips as determined by, and using the trip generation factors promulgated by the Los Angeles Department of Transportation.

Applicant: James Skrumbis, Sierra Canyon School Foundation

Representative: Edgar Khalatian, Mayer Brown, LLP

Staff: Andrew Jorgensen, City Planner
andrew.jorgensen@lacity.org
(818) 374-9904

6. [CPC-2019-4968-DB-SPP-WDI](#)
CEQA: ENV-2019-4969-CE
Plan Area: Sherman Oaks – Studio City
Toluca Lake – Cahuenga Pass

Council District: 4 – Ryu
Last Day to Act: 07-01-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 15027 – 15033 W. Ventura Boulevard

The Applicant is requesting that the matter be continued to a date certain of July 23, 2020.

PROPOSED PROJECT:

Construction, use, and maintenance of a new six-story (75-foot), approximate 30,870 square-foot mixed-used building including 33 residential units with 2,300 square feet of commercial space on the ground floor. A total of 49 parking spaces and 40 bike spaces are proposed within the building at grade level and one level of subterranean parking. Vehicle access will be provided to the site via two (2) two-way driveways at the rear of the site, off the alley. The project includes a landscaped courtyard (open to the sky) at the center of the site, and common open space deck areas on the second and third floor levels fronting Ventura Boulevard. The building is designed with step backs at the second, third, and fifth floor level fronting Ventura Boulevard. The existing one-story, multi-tenant, commercial building is proposed to be demolished. There are no on-site trees. Three street trees along the subject frontage are proposed to remain. New landscaping will be provided including 14 new trees to be planted on-site. Approximately 4,615 cubic yards of earth will be graded and exported from the site.

Applicant: Dan Chandler/Corey Leff; 15027 Ventura, LLC
Representative: Heather Waldstein, Rosenheim & Associates, Inc.

Staff: Marianne King, City Planning Associate
marianne.king@lacity.org
(818) 374-5059

7. [CPC-2017-3251-TDR-MCUP-SPR](#)
CEQA: ENV-2016-4630-EIR; SCH. No. 2017121047
Plan Area: Central City
Related: VTT-74531-CN and ZA-2017-4845-ZAI

Council District: 14 – Huizar
Last Day to Act: 06-25-20
Continued from: 03-12-20
05-14-20

PUBLIC HEARING – Completed January 15, 2020

PROJECT SITE: 1033 – 1057 South Olive Street

PROPOSED PROJECT:

Construction and operation of a 70-story mixed-use high-rise development, with up to 751,777 square feet of floor area on a 38,097 square foot site. The Project would include up to 794 residential units, 12,504 square feet of ground-floor commercial (restaurant/retail) uses, a ground-floor public plaza, and residential open space amenities. The Project would have a maximum

height of 810 feet, with a 61-story tower above a nine-level podium. Eight podium levels would be automobile parking and would be partially wrapped with residential units. The Project would also have six subterranean levels of parking (depth of 64 feet) and would require the excavation and export of approximately 80,520 cubic yards of soil. Five existing single-story commercial buildings containing 35,651 square feet of floor area would be removed from the Project Site. The Project is a certified Environmental Leadership Development Project (ELDP).

Note: Since the January 15, 2020 public hearing, the Project's excavation depth has increased to 70 feet and the amount of soil export has increased to approximately 89,713 cubic yards of soil. Details of the excavation amount and hauling activities is described in the Project Analysis of the Errata to the Final EIR dated February 2020.

REQUESTED ACTIONS:

1. Pursuant to CEQA Guidelines Sections 15162 and 15164, in consideration of the whole of the administrative record, that the Project was assessed in the previously certified 1045 Olive Project Environmental Impact Report No. ENV-2016-4630-EIR (SCH No. 2017121047), certified on February 7, 2020, and no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. Pursuant to Section 14.5.6 of the Los Angeles Municipal Code (LAMC), a Transfer of Floor Area Rights for the transfer of greater than 50,000 square feet of floor area, to allow for the transfer of up to 523,195 square feet of floor area for a Transit Area Mixed Use Project, from the City of Los Angeles Convention Center (Donor Site), located at 1201 South Figueroa Street, to the Project Site (Receiver Site), thereby permitting a maximum 13:1 FAR in lieu of the otherwise permitted 6:1 FAR;
3. Pursuant to LAMC Section 12.24 W.1, a Master Conditional Use Permit to allow for the sale and dispensing of a full line of alcoholic beverages for on-site consumption at up to ten establishments;
4. Pursuant to LAMC Section 16.05, a Site Plan Review to allow construction of a proposed development project which will create an increase of more than 50 dwelling units.

Applicant: 1045 Olive, LLC
Representative: Alexander Irvine, Irvine & Associates, Inc.

Staff: Jason McCrea, Planning Assistant
jason.mccrea@lacity.org
(213) 847-3672

8. [VTT-74891-1A](#) Council District: 3 – Blumenfield
CEQA: ENV-2017-1706-MND; Last Day to Act: 06-25-20
ENV-2008-3471-EIR; SCH No. 1990011055 Continued from: 06-04-20
Plan Area: Canoga Park – Winnetka
Woodland Hills – West Hills
Related Case: DIR-2017-1708-SPP-1A

PUBLIC HEARING REQUIRED

PROJECT SITE: 20920 – 20970 W Warner Center Lane;
20935 – 21051 W Warner Center Lane;
20931 – 21041 W Burbank Boulevard

PROPOSED PROJECT:

Demolition of 340,339 square feet of 12 one- two- and three-story office buildings, and the construction of a Master Planned, Multiple-Phased, Mixed Use development with up to 2,634,268 square feet of combined residential and non-residential floor area on a 1,062,923 square foot lot before dedications. At the conclusion of Phase 8, there will be spread across 10 buildings on eight

new lots: a total of 1,119,257 square feet of Residential Floor Area; a maximum of 1,009 dwelling units including 68 Work-Live units; approximately 1,515,011 square feet of Non-Residential Floor Area, including 70,861 square feet of portions of the 68 Work-Live units, 85,545 square feet of commercial space, 9,839 square feet of lobby and leasing office area in Mixed Use buildings, 46,417 square feet of indoor residential amenity spaces, 4,068 square feet of community space, 16,734 square feet of office support space, 1,124,012 square feet of office space, and 228 hotel rooms. The Project includes buildings of varying heights not to exceed 350 feet, a minimum of five local-serving retail spaces that individually do not exceed 5,000 square feet, and a new private street. The Project also includes a maximum of 5,548 vehicle parking spaces inclusive of 17 surface and 28 street parking spaces, 870 long-term bicycle parking spaces, and 264 short-term bicycle parking spaces. The Project also includes a New Street labeled Warner Center Lane, and 231,445 square feet (approximately 5.313 acres) of Publicly Accessible Open Space (PAOS).

APPEAL:

Appeal of the March 23, 2020, Advisory Agency's determination which:

1. Found, pursuant to CEQA Guidelines 15152 and 15168; that the MND analyzes potential environmental impacts that were not examined as significant effects on the environment in the Warner Center PEIR, or were susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means; that revisions in the project were made and agreed to by the applicant before the proposed MND was released for public review which would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; that there is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment; that the MND reflects the independent judgment and analysis of the City;
2. Approved, pursuant to Sections 17.03 and 17.15 of the Los Angeles Municipal Code, an eight-phased Vesting Tentative Tract Map No. 74891 to merge and re-subdivide the Project site, located at 20920 – 20970 W Warner Center Lane, 20935 – 21051 W Warner Center Lane, and 20931 – 21041 W Burbank Boulevard, for a maximum of eight parcels (Lots 1 through 8), including Lot 5 on which a new building with 168 residential condominium units would be developed, and Warner Center Lane (a private street), as shown on revised map stamp-dated June 7, 2019. This unit density is based on the Warner Center 2035 Specific Plan; and
3. Adopted the Conditions of Approval and Findings.

Applicant: Michael Adler, LLJ Adler WCCI, LLC & LLJ Adler, WCCII, LLC
c/o Adler Realty Investments, Inc.
Representatives: Brad Rosenheim and Jessica Pakdaman,
Rosenheim and Associates, Inc.

Appellants: Michael Adler, LLJ Adler WCCI, LLC & LLJ Adler, WCCII, LLC
c/o Adler Realty Investments, Inc.

Southwest Regional Council of Carpenters
Representative: Mitchell M. Tsai, Mitchell M. Tsai, Attorney at Law, P.C.

Coalition for Valley Neighborhoods
Representative: Gina K. Thornburg, PhD

Staff: Tim Fargo, City Planner
tim.fargo@lacity.org
(818) 374-9911

9. [DIR-2017-1708-SPP-1A](#)
CEQA: ENV-2017-1706-MND;
ENV-2008-3471-EIR; SCH No. 1990011055
Plan Area: Canoga Park – Winnetka
Woodland Hills – West Hills
Related Case: VTT-74891-1A

Council District: 3 – Blumenfield
Last Day to Act: 06-25-20
Continued from: 06-04-20

PUBLIC HEARING REQUIRED

PROJECT SITE: 20920 – 20970 W Warner Center Lane;
20935 – 21051 W Warner Center Lane;
20931 – 21041 W Burbank Boulevard

PROPOSED PROJECT:

Demolition of 340,339 square feet of 12 one- two- and three-story office buildings, and the construction of a Master Planned, Multiple-Phased, Mixed Use development with up to 2,634,268 square feet of combined residential and non-residential floor area on a 1,062,923 square foot lot before dedications. At the conclusion of Phase 8, there will be spread across 10 buildings on eight (8) new lots: a total of 1,119,257 square feet of Residential Floor Area; a maximum of 1,009 dwelling units including 68 Work-Live units; approximately 1,515,011 square feet of Non-Residential Floor Area, including 70,861 square feet of portions of the 68 Work-Live units, 85,545 square feet of commercial space, 9,839 square feet of lobby and leasing office area in Mixed Use buildings, 46,417 square feet of indoor residential amenity spaces, 4,068 square feet of community space, 16,734 square feet of office support space, 1,124,012 square feet of office space, and 228 hotel rooms. The Project includes buildings of varying heights not to exceed 350 feet, a minimum of five local-serving retail spaces that individually do not exceed 5,000 square feet, and a new private street. The Project also includes a maximum of 5,548 vehicle parking spaces inclusive of 17 surface and 28 street parking spaces, 870 long-term bicycle parking spaces, and 264 short-term bicycle parking spaces. The Project also includes a New Street labeled Warner Center Lane, and 231,445 square feet (approximately 5.313 acres) of Publicly Accessible Open Space (PAOS).

APPEAL:

An appeal of the March 23, 2020, Planning Director's Determination which:

1. Found, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2017-1706-MND, as circulated on December 19, 2019 ("Mitigated Negative Declaration"), and all comments received, with the imposition of mitigation measures, that the MND tiers from the Warner Center 2035 Program EIR, No. ENV-2008-3471-EIR, SCH No. 1990011055 ("Warner Center PEIR") pursuant to CEQA Guidelines 15152 and 15168, and analyzes potential environmental impacts that were not examined as significant effects on the environment in the Warner Center PEIR, or were susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means; determined that revisions in the project were made and agreed to by the applicant before the proposed MND was released for public review which would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; found that there is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment and that the MND reflects the independent judgment and analysis of the City; found the mitigation measures have been made enforceable conditions on the project; and adopted the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. Approved with Conditions, pursuant to Section 11.5.7.C of the Los Angeles Municipal Code and Section 5.3.3 of the Warner Center 2035 Plan (Ordinance 182,766), a Project Permit Compliance Review for the demolition of 340,339 square feet of 12 one- two- and three- story office buildings, and the construction of a Master Planned, Multiple-Phased, Mixed Use development with up to 2,634,268 square feet of combined residential and non-residential floor area on a 1,062,923 square foot lot before dedications.

At the conclusion of Phase 8, there will be spread across 10 buildings on eight lots: a total of 1,119,257 square feet of Residential Floor Area; a maximum of 1,009 dwelling units including 68 Work-Live units; approximately 1,515,011 square feet of Non-Residential Floor Area, including 70,861 square feet of portions of the 68 Work-Live units, 85,545 square feet of commercial space, 9,839 square feet of lobby and leasing office area in Mixed Use buildings, 46,417 square feet of indoor residential amenity spaces, 4,068 square feet of community space, 16,734 square feet of office support space, 1,124,012 square feet of office space, and 228 hotel rooms. The Project includes buildings of varying heights not to exceed 350 feet, a minimum of five local-serving retail spaces that individually do not exceed 5,000 square feet, and a new private street. The Project also includes a maximum of 5,548 vehicle parking spaces inclusive of 17 surface and 28 street parking spaces, 870 long-term bicycle parking spaces, and 264 short-term bicycle parking spaces. The Project also includes a New Street labeled Warner Center Lane, and 231,445 square feet (approximately 5.313 acres) of Publicly Accessible Open Space (PAOS); and

3. Adopted the Conditions of Approval and Findings.

Applicant: Michael Adler, LLJ Adler WCCI, LLC & LLJ Adler, WCCII, LLC
c/o Adler Realty Investments, Inc.
Representatives: Brad Rosenheim and Jessica Pakdaman,
Rosenheim and Associates, Inc.

Appellants: Michael Adler, LLJ Adler WCCI, LLC & LLJ Adler, WCCII, LLC
c/o Adler Realty Investments, Inc.

Southwest Regional Council of Carpenters
Representative: Mitchell M. Tsai, Mitchell M. Tsai, Attorney at Law, P.C.

Coalition for Valley Neighborhoods
Representative: Gina K. Thornburg, PhD

Staff: Tim Fargo, City Planner
tim.fargo@lacity.org
(818) 374-9911

****Item No. 10 will be heard after 12:00 p.m.****

10. [CPC-2018-4660-CA](#)
CEQA: ENV-2018-4661-ND; ENV-2020-3154-CE
Plan Area: Citywide

Council District: ALL
Last Day to Act: 08-25-20

PUBLIC HEARING – Completed December 5, 2018 and January 31, 2019

PROJECT SITE: Citywide

PROPOSED ORDINANCE:

An ordinance amending Sections 12.21, 12.22, 12.24, and 19.01 of the Los Angeles Municipal Code (LAMC) to create the Restaurant Beverage Program, an administrative process for the on-site consumption of alcohol incidental to a restaurant, subject to a set of eligibility criteria, performance standards, and enforcement procedures.

RECOMMENDED ACTIONS:

1. Recommend that the City Council determine, based on the whole of the administrative record, that the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15308, Class 5, and there is no substantial evidence

demonstrating that an exception to a categorical exemptions pursuant to CEQA Guidelines Section 15300.2 applies;

2. Recommend that City Council determine that based on the whole of the administrative record, the project was assessed in Negative Declaration, No. ENV-2018-4661-ND, that there is no substantial evidence that the project will have a significant effect on the environment;
3. Recommend that the City Council adopt the proposed ordinance;
4. Adopt the staff report as the Commission report on the subject; and
5. Adopt the Findings.

Applicant: City of Los Angeles

Staff: Deborah Kahen, Senior City Planner
deborah.kahen@lacity.org
(213) 978-1202

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

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.