

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JULY 23, 2015, after 8:30 a.m.
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, CALIFORNIA 91401

MINUTES OF LOS ANGELES CITY PLANNING COMMISSION HEREIN ARE REPORTED IN **ACTION FORMAT**. COMPLETE DETAILS, **INCLUDING THE DISCUSSION**, RELATING TO EACH ITEM ARE CONTAINED IN THE HEARING RECORDING FOR THIS MEETING. COPIES OF COMPACT DISCS RECORDINGS ARE AVAILABLE BY CONTACTING CENTRAL PUBLICATIONS, AT (213) 978-1255 AND ARE ALSO ACCESSIBLE ON THE INTERNET AT <http://www.planning.lacity.org>.

The meeting was called to order by Commission Vice President Rene Dake Wilson at 8:41 a.m.
Commissioners present: Ahn, Choe, Katz, Millman, Perlman, Segura
Commissioners absent: Ambroz, Mack

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 – No report.
- C. Other items of interest

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – July 9, 2015 – postponed to next meeting

3. PUBLIC COMMENT PERIOD

No speakers.

4. CPC-2014-3004-DB

CEQA: ENV-2014-3005-MND
Plan Area: Wilshire

Council District: 1 – Cedillo
Expiration Date: 7-23-15
Appeal Status: On-Menu incentives are
appealable to City Council

PUBLIC HEARING – Completed on July 1, 2015

Location: 2600 W. SAN MARINO STREET

Proposed Project:

The proposed project is the construction of a 31-unit apartment building that will contain four (4) restricted affordable units for Very Low Income tenants for a period of 55 years. Five existing apartment buildings containing a total of eight units will be demolished. The project will provide 28 automobile parking spaces, 44 bicycle spaces, and 3,103 square feet of open space. The Applicant has requested three on-menu Density Bonus Incentives for an increase in FAR, a 20% reduction in the east side yard, and a 20% reduction in the west side yard. Additionally, the applicant has requested one off-menu Density Bonus Incentive to permit a structure in the east side yard, constructing a driveway/bridge 10 feet above grade accessible from Hoover Street. The bridge will provide direct access from elevated Hoover Street to parking on the second level at the southeast corner of the property.

The project site encompasses about 10,000 square feet in lot area and is located at the southwest corner of Hoover Street and San Marino Street in the Wilshire Community Plan area. The property is zoned R4-1 with a land use designation of High Medium Residential.

Applicant: Bob Halavi, Sanover Enterprises, LLC

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Approval** of the Mitigated Negative Declaration (**ENV-2014-3005-MND**) and the Mitigation Monitoring Program (MMP) for ENV-2014-3005-MND, for the above referenced project.
2. Pursuant to Los Angeles Municipal Code Section (LAMC) 12.22 A.25, a Density Bonus Affordable Housing Incentive to permit a 31-unit rental housing development, with 4 units (15%) of the base 25 units allowed by right, restricted to Very Low Income Households for a period of 55 years, and the utilization of Parking Option 1 to allow 28 residential parking spaces. The applicant is requesting three On-Menu Affordable Housing Incentives and one Off-Menu Affordable Housing Incentive as follows:
 - a. Pursuant to Section LAMC 12.22 A.25(f)(4), an on-menu incentive to permit an increase in Floor Area Ratio not to exceed 3.7:1 in lieu of the otherwise allowable maximum of 3:1.
 - b. Pursuant to Section LAMC 12.22 A.25(f)(1), an on-menu incentive to permit a reduction in a Side Yard Setback to allow a 7'2" setback in lieu of a 9' setback on the west side.
 - c. Pursuant to Section LAMC 12.22 A.25(f)(1), an on-menu incentive to permit a reduction in a Side Yard Setback to allow a 7'2" setback in lieu of a 9' setback on the east side.
 - d. Pursuant to Section LAMC 12.22 A.25(g)(3), an off-menu incentive to permit a structure in the east side yard, in lieu of that required pursuant to LAMC Section 12.21 C.1(g), which states that the required side yards shall be open and unobstructed from the ground to the sky, except for those projections permitted by LAMC Sections 12.08.5, 12.09.5 and 12.22.
3. Pursuant to Section LAMC 12.22 A.25(g)(3), an off-menu incentive to permit a structure in the east side yard, in lieu of that required pursuant to LAMC Section 12.21 C.1(g), which states that the required side yards shall be open and unobstructed from the ground to the sky, except for those projections permitted by LAMC Sections 12.08.5, 12.09.5 and 12.22.

Recommended Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (**ENV-2014-3005-MND**) and the Mitigation Monitoring Program (MMP) for ENV-2014-3005-MND, for the above referenced project.
2. Pursuant to Los Angeles Municipal Code Section (LAMC) 12.22 A.25, Approve a Density Bonus Affordable Housing Incentive to permit a 31-unit rental housing development, with 4 units (15%) of the base 25 units allowed by right, restricted to Very Low Income Households for a period of 55 years, and the utilization of Parking Option 1 to allow 28 residential parking spaces. The applicant

is requesting three On-Menu Affordable Housing Incentives and one Off-Menu Affordable Housing Incentive as follows:

- a. Pursuant to Section LAMC 12.22 A.25(f)(4), an on-menu incentive to permit an increase in Floor Area Ratio not to exceed 3.7:1 in lieu of the otherwise allowable maximum of 3:1.
 - b. Pursuant to Section LAMC 12.22 A.25(f)(1), an on-menu incentive to permit a reduction in a Side Yard Setback to allow a 7'2" setback in lieu of a 9' setback on the west side.
 - c. Pursuant to Section LAMC 12.22 A.25(f)(1), an on-menu incentive to permit a reduction in a Side Yard Setback to allow a 7'2" setback in lieu of a 9' setback on the east side.
 - d. Pursuant to Section LAMC 12.22 A.25(g)(3), an off-menu incentive to permit a structure in the east side yard, in lieu of that required by LAMC Section 12.21 C.1(g), which states that the required side yards shall be open and unobstructed from the ground to the sky, except for those projections permitted by LAMC Sections 12.08.5, 12.09.5 and 12.22.
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.
 4. Advise the applicant that pursuant to State Fish and Wildlife Code Section 711.4, a Fish and Wildlife Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

Staff: Debbie Lawrence, (213) 978-1163

Motion: To continue to the November 12, 2015 meeting.

Moved: Ahn

Seconded: Katz

Ayes: Choe, Millman, Perlman, Segura, Dake-Wilson

Absent: Ambroz, Mack

Vote: 7 – 0

5. **CPC-2013-4028-GPA-ZC-SPR-ZAA**

CEQA: ENV-2013-4029-MND

Plan Area: Wilshire

Council District: 5 – Koretz

Expiration Date: 7-23-15

Appeal Status: Appealable to City

Council. ZC appealable by applicant only,
if disapproved in whole or in part.

PUBLIC HEARING – Completed on July 2, 2015

Location: 411 – 439 S. HAMEL ROAD

Proposed Project:

The proposed project is the construction of an 88-unit apartment building. The building varies in height from 37 feet (three stories) along Colgate Avenue located to the south of the project site to 54.4 feet (five stories) along the alley located to the north of the project site. The project will provide 160 automobile parking spaces and 97 bicycle parking spaces in a two-level subterranean garage. The proposed project will contain approximately 12,300 square feet of open space that consists of 7,900 square feet of common open space and 4,400 square feet of private open space. The total project floor area is approximately 90,000 square feet. Five two-story apartment buildings of varying age containing a total of 29 residential units will be demolished.

The project site is comprised of five contiguous lots with a total lot area of approximately 35,100 square feet (0.81 acres). The site is bounded by a 20-foot alley to the north, Hamel Road to the east, Colgate Avenue to the south, and multi-family residential uses to the west along Arnaz Drive. The Wilshire

Community Plan designates the project site for Medium Residential land use with a corresponding zone of R3-1-O (Multiple Dwelling Zone, Height District 1, and Oil Drilling District).

Applicant: Laura Aflalo, Fisch Properties, LP
Representative: Veronica Becerra, Rabuild Commercial Services, LLC

Requested Actions:

1. Pursuant to Section 21082.1(c) of the California Public Resources Code, Adopt the Mitigated Negative Declaration (MND) **ENV-2013-4029-MND** along with the corresponding Mitigation Monitoring Program (MMP) and required Findings for the above referenced project.
2. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Wilshire Community Plan to add a footnote to the Wilshire Community Plan Map referencing the project site as follows "Development of the properties bounded by Burton Way to the north, Arnaz Drive to the west, Hamel Road to the east, and Colgate Avenue to the south shall be permitted as a High Medium density development, limited to a maximum floor area ratio of 3 to 1."
3. Pursuant to Section 12.32 F of the Municipal Code, a Zone Change from R3-1-O to [Q]R4-1-O.
4. Pursuant to Section 12.28 of the Municipal Code, Zoning Administrator Adjustments to Section 12.11 C as follows:
 - a. To reduce the required front yard on Hamel Road from 15 feet to 8 feet.
 - b. To reduce the required rear yard from 17 feet to 8 feet.
5. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review approval for a development project that will result in an increase of 50 or more dwelling units.

Recommended Actions:

1. Do not Adopt the Mitigated Negative Declaration (MND) **ENV-2013-4029-MND** and the corresponding Mitigation Monitoring Program (MMP) for the above referenced project.
2. Deny the requested General Plan Amendment to the Wilshire Community Plan to add a footnote to the Wilshire Community Plan Map referencing the project site as follows "Development of the properties bounded by Burton Way to the north, Arnaz Drive to the west, Hamel Road to the east, and Colgate Avenue to the south shall be permitted as a High Medium density development, limited to a maximum floor area ratio of 3 to 1."
3. Deny a Zone Change from R3-1-O to [Q]R4-1-O.
4. Deny Zoning Administrator Adjustments to Section 12.11 C as follows:
 - a. To reduce the required front yard on Hamel Road from 15 feet to 8 feet.
 - b. To reduce the required rear yard from 17 feet to 8 feet.
5. Deny Site Plan Review approval for a development project that will result in an increase of 50 or more dwelling units.
6. Adopt the Findings for denial.

Staff: Debbie Lawrence, (213) 978-1163

Motion: To deny the continuance request

Moved: Perlman

Seconded: Katz

Ayes: Ahn, Choe, Millman, Segura, Dake-Wilson

Absent: Ambroz, Mack

Vote: 7 – 0

Motion: To disapprove the project as recommended by staff.

Moved: Perlman

Seconded: Ahn

Ayes: Choe, Katz, Millman, Perlman, Segura, Dake-Wilson

Absent: Ambroz, Mack

Vote: 7 – 0

6. **CPC-2014-794-GPA-ZC-MPR-CU-CUB-SPR**
CEQA: ENV-2014-210-EIR, SCH#2014041066
Plan Area: Chatsworth-Porter Ranch

Council District: 12 – Englander

Expiration Date: 7-24-15

Appeal Status: Appealable to City Council,
ZC

Related Case: CPC-2015-733-DA

appealable by applicant only, if disapproved
in whole or in part

PUBLIC HEARING – Completed on April 28, 2015

Location: 20000-20060 PRAIRIE STREET, 9200-9254 WINNETKA AVENUE, 20111
WEST NORDHOFF PLACE Assessor's Parcel numbers 5144-018-021(Parcel 1);
5144-018-027(Parcel 2); 5144-018-028 (Parcel 3); 5144-018-032 (Parcel 4)

Proposed Project:

The project involves an integrated light industrial, corporate office and residential campus development consisting of a mix of uses totaling approximately 1.11 million square feet, including: (1) adaptive re-use and rehabilitation of the former LA Times printing facility for MGA light industrial uses and its corporate headquarters, as well as ancillary creative office space, (2) 660 rental housing units in four main residential buildings (i.e., Buildings A-D), (3) extensive shared recreational campus amenities strategically located throughout the Site and (4) approximately 14,000 square feet of campus and neighborhood serving retail and restaurant uses.

Requested Actions:

1. Pursuant to Section 21082.1(c) of the Public Resources Code, certification of the Final Environmental Impact Report and the adoption of findings and Statement of Overriding Considerations of the environmental evaluation provided in the Environmental Impact Report. Also, pursuant to Section 21082.1(c)(3) of the Public Resources Code, adopt the proposed mitigation monitoring program (MMP).
2. Pursuant to City Charter Section 555, an Amendment of the Chatsworth-Porter Ranch Community Plan changing the project site's land use designation from Light Industrial to Industrial Commercial;
3. Pursuant to Section 12.32-F of the Los Angeles Municipal Code, a Zone Change from MR2-1 to (T)(Q)CM-1.
4. Pursuant to Section 12.24-W,51 of the Los Angeles Municipal Code, a Conditional Use Permit to allow an on-site Child Care Facility/Nursery School in the proposed CM Zone.
5. Pursuant to Section 12.24-W,1 of the Los Angeles Municipal Code, a Conditional Use Permit to allow the selling and dispensing of alcohol for on-site and off-site consumption.
6. Pursuant to Section 13.15 of the Los Angeles Municipal Code, a Modified Parking District for the site to permit shared parking of the MGA corporate/creative office parking spaces for residents, their guests and retail/restaurant patrons.
7. Pursuant to Section 16.05 of the Los Angeles Municipal Code, Site Plan Review approval.

Applicant: MGA North
Representative: Dave Rand, Armbruster, Goldsmith & Delvac, LLP

Recommended Actions:

1. Pursuant to Section 12.36 of the Los Angeles Municipal Code (LAMC), concurrently act on items 2 through 8 below.
2. Pursuant to Section 21082.1(c) of the Public Resources Code (California Environmental Quality Act), Certify the Environmental Impact Report and Adopt the Findings and Statements of Overriding Considerations as provided in the environmental evaluation of the Environmental Impact Report. Also, pursuant to Section 21082.1(c)(3), Adopt the proposed Mitigation Monitoring Program (MMP).
3. Pursuant to City Charter Section 555, Recommend that City Council Approve an Amendment to the Chatsworth-Porter Ranch Community Plan changing the project site's land use designation from Light Industrial to Industrial Commercial.
4. Pursuant to Section 12.32-F of the Los Angeles Municipal Code, recommend that City Council Approve a Zone Change from MR2-1 to (T)(Q)CM-1.
5. Pursuant to Section 12.24-W, 51 of the Los Angeles Municipal Code, Approve a Conditional Use Permit to allow an on-site Child Care Facility/Nursery School in the proposed CM Zone.
6. Pursuant to Section 12.24-W, 1 of the Los Angeles Municipal Code, Approve a Conditional Use Permit to allow the selling and dispensing of alcohol for on-site and off-site consumption.
7. Pursuant to Section 13.15 of the Los Angeles Municipal Code, recommend that City Council Approve a Modified Parking District for the site to permit shared parking of the MGA corporate/creative office parking spaces for residents, their guests and retail/restaurant patrons.
8. Adopt the Findings.
9. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee and/or Certificate of Fee Exemption may be required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination ("NOD") filing.
10. Advise the applicant that the approved Vesting Tentative Tract Map may require modification as a result of this determination.

Staff: Nicholas Hendricks, (818) 374-5046

Motion: To approve as recommended by staff with modifications.

Moved: Katz

Seconded: Choe

Ayes: Ahn, Millman, Perlman, Dake-Wilson

Absent: Ambroz, Mack, Segura

Vote: 6 – 0

7. CPC-2015-733-DA

CEQA: ENV-2014-210-EIR, SCH#2014041066

Plan Area: Chatsworth-Porter Ranch

Related Case:

CPC-2014-794-GPA-ZC-MPR-CU-CUB-SPR

Council District: 12 – Englander

Expiration Date: 7-24-15

Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on April 28, 2015

Location: 20000-20060 PRAIRIE STREET, 9200-9254 WINNETKA AVENUE, 20111 WEST NORDHOFF PLACE Assessor's Parcel numbers 5144-018-021 (Parcel 1); 5144-018-027 (Parcel 2); 5144-018-028 (Parcel 3); 5144-018-032 (Parcel 4)

PROPOSED PROJECT:

The project involves an integrated light industrial, corporate office and residential campus development consisting of a mix of uses totaling approximately 1.11 million square feet, including: (1) adaptive re-

use and rehabilitation of the former LA Times printing facility for MGA light industrial uses and its corporate headquarters, as well as ancillary creative office space, (2) 660 rental housing units in four main residential buildings (i.e., Buildings A-D), (3) extensive shared recreational campus amenities strategically located throughout the Site and (4) approximately 14,000 square feet of campus and neighborhood serving retail and restaurant uses.

Requested Actions:

1. Pursuant to Sections 65864-65869.5 of the California Government Code and the City of Los Angeles' implementing procedures, approval of a Development Agreement between MGA North and the City of Los Angeles.

Applicant: MGA North
Representative: Dave Rand, Armbruster, Goldsmith & Delvac, LLP

Recommended Actions:

1. Pursuant to Sections 65864-65869.5 of the California Government Code and the City of Los Angeles' implementing procedures, recommend that City Council approve the proposed Development Agreement between MGA North and the City of Los Angeles.
2. Adopt the Findings.

Staff: Nicholas Hendricks, (818) 374-5046

Motion: To approve as recommended by staff with modifications.

Moved: Katz

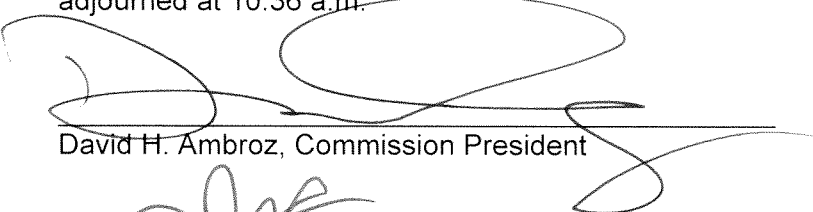
Seconded: Choe

Ayes: Ahn, Millman, Perlman, Dake-Wilson

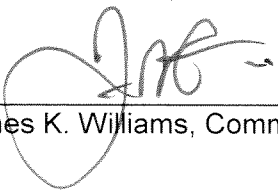
Absent: Ambroz, Mack, Segura

Vote: 6 – 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 10:36 a.m.



David H. Ambroz, Commission President



James K. Williams, Commission Executive Assistant II

Adopted: 8/13/15