

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 27, 2015, after 8:30 a.m.
VAN NUYS CITY HALL COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, 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 President David Ambroz at 8:35 a.m.
Commissioners present: Ahn, Choe, Katz, Mack, Millman, Perlman, DakeWilson
Commissioners absent: Segura

1. DIRECTOR'S REPORT

- A. Update on City Planning Commission Status Reports and Active Assignments
 - 1. Ongoing Status Reports: Deputy Director Lisa Weber gave the Department Report
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update – A. Khorasanee had no report.
- C. Other items of interest - Request for update on Sunset–Gower legal case

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests – Ambroz requested a revocation of the Director's Authority regarding the Sign Ordinance. Mack suggested an affordable housing discussion.
- C. Minutes of Meeting – August 13, 2015

Motion: To approve the Minutes of Meeting for August 13, 2015.

Moved: Katz

Seconded: Choe

Ayes: Ahn, Ambroz, Mack, Millman, Perlman, Dake-Wilson

Absent: Segura

Vote: 8 – 0

3. PUBLIC COMMENT PERIOD

No Speakers

4. **DIR-2014-2585-DB-1A**
CEQA: ENV-2014-2586-CE
Plan Area: Wilshire

Council District: 5 – Koretz
Expiration Date: 8-27-15 extended
Appeal Status: Not further appealable

PUBLIC HEARING – Continued from May 28, 2015

Location: **1505 – 1513 S. HOLT AVENUE**

Proposed Project:

Density Bonus Compliance for a project reserving at least 10 percent, that is, two dwelling units, of the 16 total “base” dwelling units permitted on the site for Very Low Income tenants/owners for a period of 55 years, for a project that proposes the construction of 21 total dwelling units, subject to the Conditions of Approval:

- a. Floor Area Ratio Increase. A 27.7 percent increase in Floor Area Ratio (FAR) from 3:1, or 27,000 square feet, to 3.83:1, or 34,459 square feet
- b. Height. An increase in allowable maximum height from 45 feet to 56 feet

Applicant: Dan Daneshrad, Holt Place, LLC/Sam Ghanouni, SG Design
Appellant: Anthony Paul Thien, et. al., abutting property owners

Requested Actions:

Appeal of the Director of Planning’s Approval of two on-menu Density Bonus Affordable Housing Incentives pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25

Recommended Actions:

1. Deny the appeal of the approval of two on-menu Density Bonus Affordable Housing Incentives.
2. Sustain the Determination of the Director of Planning approving two on-menu Density Bonus Affordable Housing Incentives to allow the construction of 21 residential dwelling units.
3. Find that the project is categorically exempt. A Categorical Exemption, **ENV-2014-2586-CE** was filed with this case, pursuant to the California Environmental Quality Act (CEQA) and Section 15332 of the California Public Resources Code.

Staff: Gabriela Juarez, (213) 978-1199

Motion: To approve the project as recommended by staff.

Moved: Perlman

Seconded: Mack

Ayes: Ahn, Ambroz, Choe, Katz, Millman, Dake-Wilson

Absent: Segura

Vote: 8 – 0

5. **CPC-2015-393-GPA-ZC**
CEQA: ENV-2015-394-MND
Plan Area: Van Nuys-N. Sherman Oaks

Council District: 2 – Krekorian
Expiration Date: 8-27-15 extended
Appeal Status: ZC appealable by applicant only, if disapproved in whole or in part

PUBLIC HEARING - Completed on April 24, 2015, continued from May 28, 2015

Location: 14305 SHERMAN WAY; 7223 TYRONE AVENUE

Proposed Project:

The construction of a new 38-unit apartment building, comprised of three levels of residential uses over one level of at-grade parking, with a maximum height of 45-feet, located on two lots totaling 35,129 square feet in area. The project will include 77 vehicle parking spaces and 42 bicycle parking spaces.

Requested Actions:

1. Pursuant to Section 21082.1 of the California Public Resources Code, Mitigated Negative Declaration No. **ENV-2015-394-MND** for the above referenced project.
2. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment from Low Residential to Medium Residential.
3. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from R1-1 and R3-1 (One-Family Zone / Multiple-Dwelling Zone) to [T][Q]R3-1 (Multiple-Dwelling Zone).

Applicant: Danny Kurian, Tyrone Villas at Van Nuys, LLC
Representative: Eric Lieberman, QES, Inc.

Recommended Actions:

1. Adopt the Mitigated Negative Declaration No. **ENV-2015-394-MND**.
2. Adopt the Mitigation Monitoring Program for Mitigated Negative Declaration No. ENV-2015-394-MND.
3. Approve and recommend that the City Council approve a General Plan Amendment to the Van Nuys – North Sherman Oaks Community Plan from Low Residential to Medium Residential for the subject property.
4. Deny the request as filed for a Zone Change from R1-1 and R3-1 to [T][Q]R3-1.
5. Approve and recommend that the City Council approve a Zone Change from R1-1 and R3-1 to **(T)(Q)R3-1** for the subject property, with the Conditions of Approval.
6. Adopt the Findings.
7. 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.

Staff: Milena Zasadzien, (818) 374-5054

Motion: To approve the project as recommended by staff, with modifications.

Moved: Dake-Wilson
Seconded: Katz
Ayes: Ambroz, Choe, Mack
Noes: Ahn, Millman, Perlman
Absent: Segura

Vote: 5 – 3

6. **CPC-2014-4198-GPA-ZC-ZAA-SPR**
CEQA: ENV-2014-4199-MND
Plan Area: Chatsworth-Porter Ranch

Council District: 12 – Englander
Expiration Date: 9-7-15
Appeal Status: Appealable to City Council, ZC
appealable by applicant only, if disapproved in whole or in part

Location: 22001 W. NORDHOFF STREET

Proposed Project:

The proposed Project will consist of demolition of an existing church, nursery school and accessory buildings on a 198,633 square-foot lot and the construction of 58 single-family detached townhome condominiums that will be three-stories in height and include private patios and individual garages with two covered parking spaces for each unit. Unit sizes will vary from approximately 1,900 square feet to 2,200 square feet and will have three to four bedrooms. The maximum height of the townhome condominiums will be 37 feet and the maximum total floor area in the project will be 126,000 square feet. On-site guest parking will be provided in grouped locations through-out the project site at a minimum rate of 0.25 parking spaces per dwelling unit. The Project's primary access will be provided from a vehicular entrance located toward the southeast corner of the Project site on Nordhoff Street. Secondary emergency gated access will be provided by an additional driveway located west of the main entrance on Nordhoff Street.

Common open space areas will include an approximately 4,000 square feet located in the northern half of the Project that will include a "tot lot" and a centrally located approximately 4,230 square-foot open space area with various amenities, including active recreation areas, benches, barbeques and outdoor eating areas, and shade structures. Approximately 14,000 square feet of open space will also be maintained in the southwest corner of the site to provide a buffer to the LADWP-owned Chatsworth Reservoir/Nature Preserve property. A walkway of approximately 1/2 mile will line the perimeter of the Project site to provide pedestrian access to the units and open space and will also act as a recreational walking path.

The Project will comply with the L.A. Green Building Code, including native and drought-tolerant trees and planting to reduce water usage for irrigation. The landscaping will include trees along the internal streets that will provide shade as well as a minimum of one landscaped "finger" forevery four to five outdoor guest parking spaces to reduce the heat island effect. One existing protected Oak tree will remain on the Project site and is incorporated into one of the common open space areas. The Project's applicant will offer a choice of three architectural styles comprised of Cape Cod, Craftsman, and Contemporary that will complement the variety of architectural styles in the surrounding community.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration No. **ENV-2014-4199-MND** for the above referenced project.
2. Pursuant to Section 11.5.6 of the Municipal Code, a General Plan Amendment to the Chatsworth-Porter Ranch Community Plan to change the land use designation of the lot from Very Low I Residential to Low Medium II Residential.
3. Pursuant to Section 12.32 of the Municipal Code, a **Zone Change** from A1-1 (Agricultural Zone) to RD2-1 (Restricted Density Multiple Dwelling Zone).
4. Pursuant to Section 12.28-A of the Municipal Code, an Adjustment to permit up to a twenty percent reduction in a yard and passageway requirements established in the Municipal Code for the RD2 zone.
5. Pursuant to Section 16.05-C.1(b) of the Municipal Code, a Site Plan Review for a 58-unit residential development project.

Applicant: Seth Boots, KB Home

Recommended Actions:

1. Adopt the Mitigated Negative Declaration No. **ENV-2014-4199-MND** for the above referenced project.

2. Adopt the Mitigation Monitoring Program for the Mitigated Negative Declaration No. ENV-2014-4199-MND included in Exhibit C.
3. Disapprove a General Plan Amendment to the Chatsworth-Porter Ranch Community Plan, as requested by the applicant, to change the land use designation of the lot from Very Low I Residential to Low Medium II Residential.
4. Approve and Recommend that the City Council adopt a General Plan Amendment to the Chatsworth-Porter Ranch Community Plan to change the land use designation of the lot from Very Low I Residential to Low Medium I Residential;
5. Disapprove a Zone Change, as requested by the applicant, from A1-1 (Agricultural Zone) to RD2-1 (Restricted Density Multiple Dwelling Zone) for the subject property
6. Approve and recommend that the City Council Adopt a Zone Change from A1-1(Agricultural Zone) to (T)(Q)RD3-1 (Restricted Density Multiple Dwelling Zone) for the subject property, with the Conditions of Approval.
7. Approve the requested Site Plan Review for a residential development project of 50 units or more, subject to the Conditions of Approval.
8. Receive and File the Adjustments to permit reductions in the rear yard requirements and the distance between the passage ways between detached condominiums pursuant to the applicant's withdrawal request dated July 7, 2015
9. Adopt the Findings, including the Environmental Findings.
10. 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.
11. Advise the Applicant that pursuant to the State Fish and Wildlife Code Section 711.4, a Fish and Wildlife and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice and Determination (NOD) filing.

Staff: Thomas Glick, (818) 374-5062

Motion: To approve the project as recommended by staff, with technical changes.

Moved: Perlman

Seconded: Choe

Ayes: Ahn, Ambroz, Katz, Mack, Millman, Dake-Wilson

Absent: Segura

Vote: 8 – 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 10:49 am.


David H. Ambroz, Commission President


James K. Williams, Commission Executive Assistant II

Adopted: 9/10/15