

**OFFICIAL MINUTES**  
CITY OF LOS ANGELES  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY, NOVEMBER 12, 2015, after 8:30 a.m.  
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2<sup>ND</sup> 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 8:30 a.m.  
Commissioners present: Choe, Katz, Mack, Millman, Perlman, Segura, Dake-Wilson  
Commissioners absent: Ahn

**1. DIRECTOR'S REPORT**

- A. Update on City Planning Commission Status Reports and Active Assignments
  - 1. Ongoing Status Reports: Michael Lo Grande, Director of Planning
  - 2. City Council/PLUM Calendar and Actions
  - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update – Michael Bostrom had no report.
- C. Other items of interest

**2. COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests - Commissioner Marta Segura resigned
- C. Minutes of Meeting – October 22, 2015

**Motion:** To approve the Minutes of Meeting for October 22, 2015.

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

**Vote: 6 – 0**

3. **PUBLIC COMMENT PERIOD**

George Abrahams spoke on the rules of the General Plan. Ann Gagan commented on increased development in the Hollywood area versus the need for more preservation.

4. **CPC-2015-74-GPA-SP-CUB-SPP-SPR**

CEQA: ENV-2008-1421-EIR, SCH#2010121011  
Plan Area: Hollywood

Council District: 13 – O'Farrell

Expiration Date: 11-15-15

Appeal Status: Appealable to City Council

**PUBLIC HEARING** – Completed on October 2, 2015

**Location:** 5500, 5510, 5516, 5520, 5526, 5542, and 5544, W. SUNSET BOULEVARD; 1417, 1431, 1433, 1435, 1437, 1439, and 1441 N. WESTERN AVENUE; 1414 ST. ANDREWS PLACE; 5505 and 5525 W. DE LONGPRE AVENUE, legally described as Lemona Tract, Block BLK1, Lot FR

**Proposed Project:**

Demolition of a pre-existing 59,561 square-foot single-story commercial structure, an electrical substation, and a surface parking lot. Construction of a 194,749-square-foot, multi-tenant commercial structure, approximately 74 feet and four inches high, that includes a 163,862 square-foot retail store (Target), and 30,887 square feet of other smaller retail and food uses. The project would also include 458 at grade and above-ground parking spaces. The proposed project is located on a 168,869-square-foot lot classified in the C2-1 zone and also located within Subarea C of the Vermont/Western Transit Oriented District Specific Plan/Station Neighborhood Area Plan (SNAP).

**Requested Actions:**

1. Pursuant to the California Environmental Quality Act (CEQA), Find that this project was assessed in the Target at Sunset and Western EIR No. **ENV-2008-1421-EIR**, SCH No. 2010121011 certified on April 3, 2013. As provided in the addendum, Find, in the independent judgment of the decision maker, that pursuant to CEQA Guidelines Section 15162, based on the whole of the administrative record, no subsequent or supplemental EIR or negative declaration is required for approval of the project. Adoption of the proposed Mitigation Monitoring and Reporting Program.
2. Pursuant to 11.5.6 of the Municipal Code, a City initiated General Plan Amendment to the Hollywood Community Plan and the Mobility Element of the City's General Plan for the re-designation of:
  - a. Sunset Boulevard between St. Andrews Place and Western Avenue from an Avenue 1 (previously a Major Highway – Class II) to a Modified Major Highway – Class II.
  - b. Western Avenue between Sunset Boulevard and DeLongpre Avenue from a Modified Avenue I (previously a Major Highway – Class II) to a Modified Major Highway – Class II.
3. Pursuant to 11.5.7. G of the Municipal Code, a Specific Plan Amendment to the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173,749, to establish Land Use Regulations, Development Standards, and Design Guidelines for a new Subarea F, Large Scale Highway Oriented Commercial designation.
4. Pursuant to 11.5.7 G of the Municipal Code, a Specific Plan Amendment to the SNAP, Ordinance 173,749, to change the Subarea Designation of the subject property, from Subarea C to Subarea F.
5. Pursuant to Section 12.24.W.1 of the Municipal Code, a Conditional Use Permit to allow for the sale of a full line of alcoholic beverages for off-site consumption in the C2 zone.
6. Pursuant to Section 11.5.7 of the Municipal Code, a Specific Plan Project Permit Compliance with the SNAP, Ordinance 173,749.
7. Pursuant to Section 16.05 of the Municipal Code, a Site Plan Review for a project which results in an increase of 50,000 square feet or more of non-residential floor area and an increase of over 1,000 average daily trips.

**Applicant:** John Dewes, Target Corporation

**Recommended Actions:**

1. Pursuant to the California Environmental Quality Act (CEQA), Find that this project was assessed in the Target at Sunset and Western EIR No. **ENV-2008-1421-EIR**, SCH No. 2010121011 certified on April 3, 2013. As provided in the addendum, Find, in the independent judgment of the decision maker that pursuant to CEQA Guidelines Section 15162, based on the whole of the administrative record, no subsequent or supplemental EIR or negative declaration is required for approval of the project. Adopt the proposed Mitigation Monitoring and Reporting Program and the required findings for the Addendum to the EIR.
2. Approve and Recommend the City Council Approve a General Plan Amendment to the Hollywood Community Plan and the Mobility Element of the City's General Plan for the re-designation of:
  - a. Sunset Boulevard between St. Andrews Place and Western Avenue from an Avenue 1 (previously a Major Highway – Class II) to a Modified Major Highway – Class II.
  - b. Western Avenue between Sunset Boulevard and DeLongpre Avenue from a Modified Avenue I (previously a Major Highway – Class II) to a Modified Major Highway – Class II.
3. Approve and Recommend the City Council Approve a Specific Plan Amendment to the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP), Ordinance 173,749, to establish Land Use Regulations, Development Standards, and Design Guidelines for a new Subarea F, Large Scale Commercial Node designation.
4. Approve and Recommend the City Council Approve a Specific Plan Amendment to the SNAP, Ordinance 173,749, to change the Subarea Designation of the subject property, from Subarea C to Subarea F.
5. Approve a Conditional Use Permit to allow for the sale of a full line of alcoholic beverages for off-site consumption in the C2 zone.
6. Approve a Specific Plan Project Permit Compliance with the SNAP, Ordinance 173,749.
7. Approve a Site Plan Review for a project which results in an increase of 50,000 square feet or more of non-residential floor area and an increase of over 1,000 average daily trips.
8. Adopt the Findings.

**Staff:** Blake Lamb, City Planner (213) 978-1167

**Motion:** To approve the project as recommended by staff with modified conditions and technical changes.

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

**Vote:** 7 – 0

**5. CPC-2014-3004-DB**

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

Council District: 1 – Cedillo  
Expiration Date: 11-12-15  
Appeal Status: Appealable to City Council,  
Off-Menu items are not appealable

**PUBLIC HEARING** – Completed on July 1, 2015  
*Continued from July 23, 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

**Requested Actions:** \*\*

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, **Approval** of the Mitigated Negative Declaration No. **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.
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.

**Applicant:** Bob Halavi, Sanover Enterprises, LLC

**Recommended Actions:**

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, Adopt the Mitigated Negative Declaration No. **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.

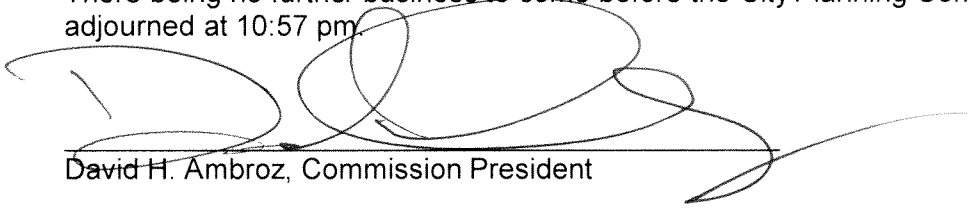
**Staff:** Debbie Lawrence, City Planning (213) 978-1163

**Motion:** To approve the project as recommended by staff.

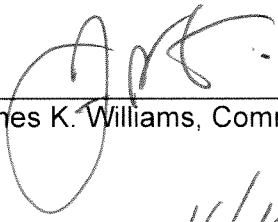
Moved: Dake-Wilson  
Seconded: Choe  
Ayes: Ambroz, Katz, Mack, Millman  
Absent: Ahn, Perlman  
Vacant: One

**Vote:** 6 – 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 10:57 pm.



David H. Ambroz, Commission President



James K. Williams, Commission Executive Assistant II

Adopted: 11/19/15