

**CITY PLANNING COMMISSION
REGULAR MEETING AGENDA
THURSDAY, NOVEMBER 17, 2016 after 8:30 a.m.
VAN NUYS CITY HALL, COUNCIL CHAMBER, 2ND FLOOR
14410 SYLVAN STREET, VAN NUYS, CALIFORNIA 91401**

David H. Ambroz, President
Renee Dake Wilson, AIA, Vice President
Robert L. Ahn, Commissioner
Caroline Choe, Commissioner
Richard Katz, Commissioner
John W. Mack, Commissioner
Samantha Millman, Commissioner
Veronica Padilla-Campos, Commissioner
Dana Perlman, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Deputy Director
Lisa M. Webber, AICP, Deputy Director
Jan Zatorski, Deputy Director

James Williams, Commission Executive Assistant II
(213) 978-1300

POLICY FOR DESIGNATED PUBLIC HEARING ITEM No.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Written submissions are governed by Rule 10 of the Los Angeles City Planning Commission Rules and Operating Procedures, a copy of which is posted online at http://planning.lacity.org/Forms_Procedures/CPCPolicy.pdf. Day of hearing submissions (20 copies must be provided) are limited to 2 pages plus accompanying photographs. Submissions that do not comply with these rules will be stamped "File Copy. Non-Complying Submission." Non-complying submissions will be placed into the official case file, but they will not be delivered to or considered by the CPC, and will not be included in the official administrative record for the item at issue.

The Commission may ADJOURN FOR LUNCH at approximately 12:00 Noon. Any cases not acted upon during the morning session will be considered after lunch. TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at CPC@lacity.org.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. **If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet at <http://planning.lacity.org>. Click the Meetings and Hearings link. Commission meetings may be heard on Council Phone by dialing (213) 621-2489 or (818) 904-9450.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report
CE - Categorical Exemption

ND - Negative Declaration
MND - Mitigated Negative Declaration

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

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

C. Other items of interest

2. **COMMISSION BUSINESS**

A. Advance Calendar

B. Commission Requests

C. Minutes of Meeting – October 27, 2016

3. **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.

4. **PUBLIC COMMENT PERIOD**

The Commission shall provide an opportunity in open meetings for the public to address it, 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. (This requirement is in addition to any other hearing required or imposed by law.)

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.

Individual testimony within the public comment period shall be limited as follows:

- (a) For non-agendized matters, up to five (5) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to three (3) minutes per person and up to ten (10) minutes per subject. PUBLIC COMMENT FOR THESE ITEMS WILL BE DEFERRED UNTIL SUCH TIME AS EACH ITEM IS CALLED FOR CONSIDERATION. The Chair of the Commission may allocate the number of speakers per subject, the time allotted each subject, and the time allotted each speaker.

5. **CONSENT CALENDAR** (Item No. 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-2015-2369-CU-F-ZAA**

CEQA: ENV-2015-2370-MND

Plan Area: Van Nuys – North Sherman Oaks

Council District: 4 - Ryu

Last Day to Act: 11-17-16

PUBLIC HEARING: Completed September 6, 2016

PROJECT SITE: 13042 West Burbank Boulevard
(13030, 13032, 13032 ½, 13034, 13042, 13044 W. Burbank Blvd.)

PROPOSED PROJECT:

The project involves a 5,207 square-foot addition to (adding five classrooms, office space, restrooms, and storage space) and change of use from an existing, 4,633 square-foot one story house of worship building to a special needs school, serving students from kindergarten level to age 25, and involving the new construction of a one-story, 2,109 square-foot building containing four classrooms, a restroom, and security kiosk. The proposed project will provide a total of 11 classrooms to accommodate up to 130 students, provide a student pick-up and drop-off area, covered lunch area, a playground area, and security kiosk. Of a total of 23 required parking spaces, 2 spaces will be provided on-site and 21 spaces will be provided off-site, as permitted by the Municipal Code.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adoption of Mitigated Negative Declaration, (ENV-2015-2370- MND) for the above referenced project;
2. Pursuant to Section 21081.6 of the California Public Resources Code and CEQA Guidelines Section 15097, adoption of the Mitigation Monitoring Program for ENV-2015-2370-MND;
3. Pursuant to Section 12.24-U,24 of the Los Angeles Municipal Code, a Conditional Use to establish an educational institution in the [Q]RD2-1 and R1-1 Zones; and
4. Pursuant Section 12.24-X,7 of the Los Angeles Municipal Code, a Zoning Administrator's Determination to permit the construction, use, and maintenance of:
 - a. An over-in-height fence of up to 7 feet along the front property line and within the required building line setback (Ordinance No. 98,521); and
 - b. An over-in-height solid block wall of up to 8 feet along the two sides and rear property lines.

Applicant: Barbara Firestone, New School of Child Development
Representative: Lee Ambers, California Property Consultants

Staff: Jenna Monterrosa, City Planner
(213) 978-1377
jenna.monterrosa@lacity.org

6. [CPC-2015-3720-VCU-CU-SPR-ZAD-ZAA](#)
CEQA: ENV-2014-572-EIR. SCH No. 2014061059
Plan Area: Brentwood – Pacific Palisades

Council District: 11 - Bonin
Last Day to Act: 11-23-2016

PUBLIC HEARING: Completed October 6, 2016

PROJECT SITE: East Campus – 100 South Barrington Place
West Campus – 12001 West Sunset Boulevard

PROPOSED PROJECT:

Brentwood School, the Project Applicant, is proposing to the Brentwood School Education Master Plan. Brentwood School is an independent K-12 coed day school with 995 students and facilities on two separate campuses located approximately one-half mile apart in the Brentwood-Pacific Palisades Community of the City of Los Angeles. The East campus, located at 100 S. Barrington Place, is approximately 7.5 acres in size and contains existing facilities currently used for grades 7-12. Portions of the East Campus occupy land owned by the West Los Angeles Veterans Administration. The West Campus, located at 12001 Sunset Boulevard, is approximately 3.5 acres in size, and contains existing facilities currently used for grades K-6.

On the East Campus, the Project would include three new buildings, two replacement buildings, and renovation and expansion of two buildings. These improvements would allow the 6th grade to be relocated from the West Campus to the East Campus in support of the expanded middle school program. Two existing buildings would be removed to accommodate new or replacement facilities. In addition, existing buildings would be renovated from time to time as needed, without any increase in floor area. These improvements would result in the removal of approximately 43,660 square feet of existing floor area and construction of approximately 287,960 square feet of new building floor area, resulting in a net addition of approximately 244,300 square-feet. The resulting floor area ratio (FAR) on the East Campus would be approximately 1.2 to 1, which is below the 3.0 to 1 FAR permitted under the current zoning. In addition, vehicular circulation, parking, pedestrian circulation, and athletic and open space areas would be modified to accommodate the new buildings and improve access, circulation, parking, and athletic and open space areas. The Project would add 108 net new parking spaces on the East Campus within two ground floor garages located under new buildings.

On the West Campus, the Project would include two new buildings and one replacement building. Seven existing buildings would be removed to accommodate new or replacement facilities. In addition, existing buildings would be renovated from time to time as needed, without any increase in floor area or height. The improvements would result in the removal of approximately 28,881 square feet of building floor area and construction of approximately 61,000 square feet of new building floor area, resulting in a net addition of approximately 32,119 square-feet. The resulting FAR on the West Campus would be approximately 0.48 to 1, which is below the 3.0 to 1 FAR permitted under the current zoning. In addition, vehicular circulation, parking, pedestrian circulation, and athletic and open space areas would be modified to accommodate the new buildings and improve access, circulation, parking, and athletic and open space areas. The Project would add 28 net new parking spaces within two subterranean garages located below two of the Project's new buildings. A haul route for the East and West Campus is also requested.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1 (c)(3) of the California Public Resources Code, Certification of an Environmental Impact Report (EIR) (ENV-2014-572-EIR; SCH No. 2014061059) for the above-referenced Project. Adoption of the proposed Mitigation Monitoring Program and the required

Findings for the adoption of the EIR. Adoption of a Statement of Overriding Considerations setting forth the reasons and benefits of adopting the EIR with full knowledge that significant impacts may remain;

2. Pursuant to Section 12.24 T of the Municipal Code, Vesting Conditional Use Permit for both the East and West Campuses to allow a private school in the RE zone;
3. Pursuant to 12.24 F of the Municipal Code, a Determination to permit the following area and height modifications:
 - East Campus:
 - a. Modification from LAMC Section 12.07 C to allow a front yard setback of 0 feet in lieu of the 20 percent of the lot depth up to a maximum of 25 feet;
 - b. Modification from LAMC Section 12.07 C to allow a side yard setback for the south side yard of 0 feet in lieu of the 7 foot minimum;
 - c. Modification from LAMC Section 12.07 C to allow a rear yard setback of 0 feet in lieu of the 25 percent of the lot depth up to a maximum of 25 feet; and
 - d. Modification from LAMC Section 12.21.1 height regulations to permit the maximum height of up to 80 feet in lieu of a limit of 36 feet as would otherwise be required;
 - West Campus:
 - e. Modification from LAMC Section 12.21.C. 10, to allow a maximum height up to 54 feet in lieu of a limit of 36 feet as would otherwise be required;
4. Pursuant to Section 12.24 X 28 of the Municipal Code, a Zoning Administrator's Determination to exceed the limitations of the Baseline Hillside Ordinance pursuant to Section 12.21 C.1 O(f)(2)(iii) and 12.21 C.1 O(f)(3)(i), to permit 5,000 cubic yards of grading and export in connection with the construction of two buildings on the West Campus;
5. Pursuant to Section 12.28 of the Municipal Code, a Zoning Administrator Adjustment to provide relief from LAMC Section 12.22 C.20(f) and permit protective sports netting along the perimeter of the East Campus along Sunset Boulevard at a permanent height of 20 feet and up to a height of 50 feet during football season, in lieu of the eight feet otherwise permitted.
6. Pursuant to Section 12.24 W 51 of the Municipal Code, Conditional Use Permit to permit a child care facility in the West Campus.
7. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review to permit an increase 50,000 square feet for construction of non-residential floor area for the East Campus.

Applicant: Michael Riera, The Brentwood School
Representative: Dale Goldsmith, Armbuster Goldsmith & Delvac, LLP

Staff: Adam Villani, City Planner
(818) 374-5067
adam.villani@lacity.org

7. [CPC-2015-3686-ZC-HD-DB-SPP-SPR](#)
CEQA: ENV-2015-1853-EIR, SCH No. 2015071037
Plan Area: Canoga Park – Winnetka-Woodland Hills -
West Hills

Council District: 3 - Blumenfield
Last Day to Act: 11-22-2016

PUBLIC HEARING: Completed September 27, 2016

PROJECT SITE: 22055-22147 West Clarendon Street

PROPOSED PROJECT:

The proposed demolition of an existing post office and office building consisting of 385,976 square-feet, for the construction a multi-family housing project consisting of a five-story residential building with 335 residential units, of which 17 units (5 percent) would be set aside for Very Low Income

Households, utilizing Parking Option 1, and a six level parking structure providing 564 parking spaces and 369 bicycle stalls. The Project would further include a club house and leasing office.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1 (c) of the California Public Resources Code, Certification an Environmental Impact Report (EIR) for the above-referenced project. Adoption of the proposed Mitigation Monitoring Program and the required Findings for the certification of the EIR;
2. Pursuant to the LAMC Section 12.32, a Zone Change and Height District Change from [Q]CR-1VLD (Limited Commercial Zone), P-1VLD (Parking Zone) and R1-1VL (One Family Zone) to (T)(Q) RAS4-1L (Residential/Accessory Services);
3. Pursuant to the Los Angeles Municipal Code Section 12.22-A,25(g)(3), the following Waivers of Development Standards (Off-Menu Affordable Housing Incentives), as follows:
 - a. To allow a building height of 56 feet in lieu of the 45-foot height limitation of the Ventura-Cahuenga Boulevard Corridor Specific Plan Section 7.E.1.e.;
 - b. To allow a floor area ratio of 2.0:1 in lieu of the 1.25:1 floor area limitation of the Ventura-Cahuenga Boulevard Corridor Specific Plan Section 6.B.a.;
4. Pursuant to LAMC Section 11.5.7, a Project Permit Compliance Review for the Ventura-Cahuenga Boulevard Corridor Specific Plan; and
5. Pursuant to Section 16.05 of the Municipal Code, Site Plan Review for a residential development project resulting in a net increase of 50 or more dwelling units.

Applicant: Darin Hansen, AMCAL Equities, LLC
Representative: Eric Lieberman, QES, Inc.

Staff: Adam Villani, City Planner
(818) 374-5067
adam.villani@lacity.org

8. [VTT-73641-SL-1A](#) Council District: 12- Englander
CEQA: ENV-2015-3384-MND Last Day to Act: 11-20-2016
Plan Area: Northridge

PUBLIC HEARING REQUIRED

PROJECT SITE: 8350-8430 North Reseda Boulevard (8421-8429 North Canby Avenue)

PROPOSED PROJECT:

The demolition of existing structures and the construction, use, and maintenance of a maximum of 140 residential dwelling units and 10,300 square feet of commercial area. The project will consist of 61 small lot homes and two mixed-use buildings which will consist of 79 dwelling units and 10,300 square feet of ground floor commercial space. The small lot homes will be three stories, with an approximate height of 37 feet. The two mixed-use buildings will consist of one subterranean level and four stories above grade and will have an approximate height of 45 feet. The project will provide approximately 175 automobile parking spaces for the two mixed-use buildings and 122 automobile parking spaces for the small lot homes.

APPEAL:

Pursuant to L.A.M.C. Section 17.06, an appeal of the Deputy Advisory Agency's approval of the environmental analysis under the California Environmental Quality Act and Mitigated Negative Declaration in Case No. ENV-2015-3384-MND with related mitigated monitoring program; and approval Vesting Tentative Tract Map No. 73641-SL for a maximum of 62 lots consisting of a 61 small lot

subdivision pursuant to Ordinance No. 176,354 for the construction of 61 small lot homes with a total of 122 parking spaces and one-lot with a maximum of 79 residential dwelling units and 10,300 square-feet of commercial area with a total of 175 automobile parking spaces.

Applicant: Marc Annotti, Harridge Development Group, LLC
Representative: Kyndra Casper/Jerry Neuman, Liner, LLP

Appellant #1: William T. Lowe
Appellant #2: Louis Perez

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

9. **CPC-2015-3383-ZC-CU-ZAD-SPR**
CEQA: ENV-2015-3384-MND
Plan Area: Northridge

Council District: 12 - Englander
Last Day to Act: 11-20-2016

PUBLIC HEARING: September 20, 2016

PROJECT SITE: 8350-8440 North Reseda Boulevard (8421-8429 North Canby Avenue)

PROPOSED PROJECT:

The demolition of existing structures and the construction, use, and maintenance of a maximum of 140 residential dwelling units and 10,300 square feet of commercial area. The project will consists of 61 small lot homes and two mixed-use buildings which will consist of 79 dwelling units and 10,300 square feet of ground floor commercial space. The small lot homes will be three stories, with an approximate height of 37 feet. The two mixed-use buildings will consists of one subterranean level and four stories above grade and will have an approximate height of 45 feet. The project will provide approximately 175 automobile parking spaces for the two mixed-use buildings and 122 automobile parking spaces for the small lot homes.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code and Section 15162 of the CEQA Guidelines, consider the environmental analysis and Mitigated Negative Declaration in Case No. ENV-2015-3384-MND and related Mitigation Monitoring Program.
2. Pursuant to LAMC Section 12.32-F, a Zone Change from C2-1VL and P-1VL to C2-1VL;
3. Pursuant to LAMC Section 12.24-W,19, a Conditional Use to permit the averaging of floor area and residential density transfer within a unified development and pursuant to 12.24-F, to permit a maximum of four-stories in lieu three-stories within Height District 1-VL for a mixed-use building;
4. Pursuant to LAMC Section 12.24-X,22, a Zoning Administrator's Determination to allow buildings with a maximum height of 37 feet in lieu of the permitted 25 and 33 feet for buildings located between 0 to 99 feet of an RS Zone;
5. Pursuant to LAMC Section 16.05, Site Plan Review for a project that creates 50 or more dwelling units.

Applicant: Marc Annotti, Harridge Development Group, LLC
Representative: Kyndra Casper/Jerry Neuman, Liner, LLP

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

10. **CPC-2011-1187-CU-PA1**

CEQA: ENV-2016-2006-CE

Plan Area: Canoga Park-Winnetka- Woodland Hills-West Hills

Council District: 12- Englander

Last Day to Act: 11-21-2016

PUBLIC HEARING: Completed September 30, 2016

PROJECT SITE: 22622-22654 West Vanowen Street

PROPOSED PROJECT:

A Plan Approval to an existing Conditional Use Permit, approved by City Council on appeal on June 22, 2012 (Council File No. 12-0644), for review of compliance with operational conditions of De Toledo High School (formerly New Jewish Community High School), as required by Condition A.5, and to allow for modification, deletion, or addition of conditions as warranted. The Applicant requests some operational changes; however, no physical modifications or enrollment changes are proposed.

REQUESTED ACTIONS:

1. Pursuant to Section 12.24.M, and Condition No. A.5 of case CPC-2011-1187-CU, a Plan Approval for the purpose of reviewing compliance with the conditions, and for the following applicant-requested modifications to some operational conditions:
 - a. Modify Condition A.1.d to allow up to two "special event" outdoor activities per year to occur after 9:00 p.m. but not past 11:00 p.m.;
 - b. Modify Condition A.8 to permit sound amplification during a limited number of outdoor school functions; and
 - c. Modify Condition A.10 to allow for greater weekend hours of operation for the facility.
2. Determine that based on the whole of the administrative record, the project is Categorically Exempt from environmental review pursuant California Environmental Quality Act (CEQA) Guideline 15301 City CEQA Guidelines, Article III, Section I, Class 1, Category 22, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Applicant: Deborah Shapiro, de Toledo High School
Representative: Fred Gaines, Gaines and Stacey, LLP

Staff: Valentina Knox-Jones, Planning Assistant
(818) 374-5038
valentina.knox.jones@lacity.org

11. **CPC-2015-2424-ZC-SPR-DB**

CEQA: ENV-2015-2425-MND

Plan Area: Van Nuys – North Sherman Oaks

Council District: 2 - Krekorian

Last Day to Act: 12-31-2016

PUBLIC HEARING: Completed on June 21, 2016

PROJECT SITE: 13641-13647 West Sherman Way

PROPOSED PROJECT:

The demolition of an existing fast food establishment and the construction, use, and maintenance of an 89,175 square-foot, mixed-use development containing 90 residential condominium units (including 10 units set aside for Very Low Income Households), 1,500 square feet of ground floor commercial retail space and 158 on-site parking spaces.

REQUESTED ACTIONS:

1. Pursuant to California Public Resources Code Section 21082.1(c)(3), adoption of the Mitigated Negative Declaration (Case No. ENV-2015- 2425-MND) for the above referenced project;
2. Pursuant to California Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, adoption of the Mitigation Monitoring Program for ENV-2015-2425- MND;
3. Pursuant to Los Angeles Municipal Code (L.A.M.C.) Section 12.32-F, a Zone Change from C1-1VL and R3P-1 to (T)(Q)RAS4-1VL;
4. Pursuant to L.A.M.C. Section 12.22-A,25, a Density Bonus (with a 11% set aside, 10 units, for Very Low Income households); a Density Bonus Parking Incentive (Parking Option 1) to allow 1 parking space for the 0-1 bedroom units and 2 parking spaces for the 2-3 bedroom units;
5. Pursuant to L.A.M.C. Section 12.22-A,25(f)(5), an On-Menu Incentive to permit an increase in building height from 50 feet to 60 feet;
6. Pursuant to L.A.M.C. Section 12.22-A,25(g)(3), an Off-Menu Waiver to permit an increase in building height from 3- to 5-stories in the RAS4-1VL Zone governed by Footnote No. 2 in the Van Nuys – North Sherman Oaks Community Plan; and
7. Pursuant to L.A.M.C. Section 16.05, a Site Plan Review for a development project which creates or results in an increase of 50 or more dwelling units.

Applicant: Omid Bolour, Sherman-Woodman, LLC
Representative: Dana A. Sayles, Three6ixty

Staff: Oliver Netburn, City Planning Associate
(213) 978-1382
oliver.Netburn@lacity.org

12. [DIR-2014-4762-DB-1A](#)
CEQA: ENV-2014-4763-CE
Plan Area: Hollywood

Council District: 5 - Koretz
Last Day to Act: 11-29-2016

PUBLIC HEARING REQUIRED

PROJECT SITE: 714-718 North Sweetzer Avenue

PROPOSED PROJECT:

Density Bonus Compliance for a project totaling 26 dwelling units, reserving two (2) units, or 10 percent of the 19 total “base” dwelling units permitted on the site, for Very Low Income Household occupancy for a period of 55 years, with the following requested incentives:

- a. Floor Area Ratio (FAR): A 32.5 percent increase in the allowable FAR allowing a total FAR of 3.975:1 in lieu of the otherwise permitted 3:1 FAR.

- b. Height: An 11-foot increase in the allowed Height, allowing 56 feet in Height in lieu of the otherwise permitted 45 feet.

The project is categorically exempt from CEQA pursuant to CEQA Guidelines, Section 21080 and LACEQA Guidelines, Article III, Section, 1, Class 32.

APPEAL:

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.

Applicant: Afshin Etebar, ETCO Homes Inc.

Appellant: Solomon and Ingrid Solomon, abutting property owner
Eva Nathanson, abutting property owner

Staff: Nicole Sanchez, Planning Assistant
(213) 978-3034
nicole.sanchez@lacity.org

13. [VTT-73387-1A](#)
CEQA: ENV-2013-3747-EIR, SCH No. 2014031014
Plan Area: West Los Angeles

Council District: 11 - Bonin
Last Day to Act: 12-5-2016

PUBLIC HEARING REQUIRED

PROJECT SITE: 11750-11770 Wilshire Boulevard

PROPOSED PROJECT:

The project, as approved by the Deputy Advisory Agency on October 21, 2016, Vesting Tentative Tract Map No. 73387, consists of one master ground lot and four airspace lots, and Approval of a Reduced Side Yard Setback to allow a 15-foot setback abutting the Granville Avenue frontage in lieu of the otherwise required 16-foot setback, for the construction of a 34- story residential building consisting of: a by-right (no on- or off-menu incentives) 20% Density Bonus to provide an additional 63 units in lieu of the 313 base units, for a total of 376 multifamily residential dwelling units, with 5 percent of the permitted base density (16 units) set aside for Very Low Income Households, and an approximately 40,544 square-foot, privately maintained, publicly accessible open space area.

APPEAL:

1. Pursuant to LAMC Section 17.03 of the Los Angeles Municipal Code, an appeal of the Deputy Advisory Agency's approval of Vesting Tentative Tract No. 73387; and,
2. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the Certification of the Environmental Impact Report (EIR), ENV-2013-3747-EIR, SCH No. 2014031014, for the above-referenced project, and Adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain; and,
3. Pursuant to Section 21801.6 of the California Public Resources Code, the Adoption of the proposed Mitigation Monitoring Program; and,
4. Pursuant to Section 21081 of the California Public Resources Code, the Adoption of the required Findings for the adoption of the EIR.

Applicant: Douglas Emmett Management, LLC
Representative: Jonathan Lonner, Burns & Bouchard, Inc.

Appellant: Golden State Environmental Justice Alliance (dba Social Environmental Justice Alliance)
Representative: Craig Collins, Blum Collins, LLP

Staff: Alejandro Huerta, Planning Assistant
(213) 978-1454
alejandro.huerta@lacity.org

14. [CPC-2015-2662-VZC-ZAD-CDO-SPR](#)
CEQA: ENV-2013-3747-EIR, SCH No. 2014031014
Plan Area: West Los Angeles

Council District: 11- Bonin
Last Day to Act: 12-5-2016

PUBLIC HEARING: Completed on September 28, 2016

PROJECT SITE: 11750-11770 Wilshire Boulevard

PROPOSED PROJECT:

A mixed-use development consisting of the new construction of a 34-story residential building with 376 multi-family dwelling units, including market rate and affordable units and an approximately 40,544 square-foot publicly accessible open space area on a 2.8-acre site. The existing 42,900 square-foot single-story supermarket building will be demolished to accommodate the new residential building and the existing 364,791 square-foot, 17-story office building will remain.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the Consideration and Certification of the Environmental Impact Report (EIR) and Errata, ENV-2013-3747-EIR, SCH No. 2014031014, for the above-referenced project, and Adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21801.6 of the California Public Resources Code, the Adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to LAMC Sections 12.32-F and 12.32-Q, a Vesting Zone Change from [Q]C2-2-O to (T)(Q)C2-2-CDO;
4. Pursuant to LAMC Section 12.24-Y, Special Permission for the Reduction of Off-Street Parking to allow a 10 percent parking reduction for an existing commercial building located within 1,500 feet of a transit facility;
5. Pursuant to LAMC Section 13.08, a Design Overlay Plan Approval with respect to the West Wilshire Boulevard Community Design Overlay District,
6. Pursuant to LAMC Section 16.05-C, 1 (B), Site Plan Review for a project resulting in a net increase of 50 or more residential units;

Applicant: Douglas Emmett Management, LLC
Representative: Jonathan Lonner, Burns & Bouchard, Inc.

Staff: Alejandro Huerta, Planning Assistant
(213) 978-1454
alejandro.huerta@lacity.org

15. [CPC-2016-3257-DA](#)
CEQA: ENV-2013-3747-EIR, SCH No. 2014031014
Plan Area: West Los Angeles

Council District: 11- Bonin
Last Day to Act: N/A

PUBLIC HEARING: Completed on September 28, 2016

PROJECT SITE: 11750-11770 Wilshire Boulevard

PROPOSED PROJECT:

Development Agreement for the provision of community benefits with a combined value of \$625,000 in exchange for a proposed term of 4 years.

REQUESTED ACTIONS:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, the Consideration and Certification of the Environmental Impact Report (EIR) and Errata, ENV-2013-3747-EIR, SCH No. 2014031014, for the above-referenced project, and Adoption of the Statement of Overriding Considerations setting forth the reason and benefits of adopting the EIR with full knowledge that significant impacts may remain;
2. Pursuant to Section 21801.6 of the California Public Resources Code, the Adoption of the proposed Mitigation Measures and Mitigation Monitoring Program;
3. Pursuant to California Government Code Sections 65864-65869.5, a Development Agreement between the Developer and the City of Los Angeles, for a term of 4 years.

Applicant: Douglas Emmett Management, LLC

Staff: Alejandro Huerta, Planning Assistant
(213) 978-1454
alejandro.huerta@lacity.org

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

**December 8, 2016
Los Angeles City Hall
Public Board Works Room 350
200 N. Spring Street
Los Angeles, CA 90012**

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