

**LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES OF MEETING
THURSDAY, NOVEMBER 17, 2016**

VAN NUYS CITYCOUNCIL CHAMBER
14410 SYLVAN STREET, 2ND FLOOR
VAN NUYS CALIFORNIA 91401

THESE MINUTES OF THE LOS ANGELES CITY PLANNING COMMISSION ARE REPORTED IN ACTION FORMAT. COMPLETE DETAILS, INCLUDING THE DISCUSSION, RELATING TO EACH ITEM ARE CONTAINED IN THE AUDIO RECORDING FOR THIS MEETING. RECORDINGS ARE ACCESSIBLE ON THE INTERNET AT <http://planning.lacity.org>. OR MAY BE REQUESTED BY CONTACTING CENTRAL PUBLICATIONS AT (213) 978-1255.

Vice President Dake Wilson called the meeting to order at 8:41 a.m. with Commissioners, Katz, Choe, Padilla-Campos, Ahn and Perlman present. President Ambroz and Commissioners Mack and Millman were absent.

Also present were were Vince Bertoni, Planning Director; Kevin Keller, Deputy Planning Director; Lisa Webber, Deputy Planning Director and Amy Brothers, representing the Office of the City Attorney. Commission Office staff present were James K. Williams, Commission Executive Assistant II, Cecilia Lamas, Senior Administrative Clerk and Rocky Wiles, Commission Office Manager.

ITEM NO. 1

DIRECTOR'S REPORT

The Planning Director updated the Commission of the following:

- On November 3rd, the Draft EIR for the South Los Angeles and South East Los Angeles Community Plans was published for a 90-day public comment period;
- On Nov 8th the City Council approved El Sereno Birkshire HPOZ;
- The Department continues to hire staff with new positions added in the budget due to an increased work program, with a total of 335 staff members overtaking New York's Planning Department. Our budget has 414 total positions.

A. Update on City Planning Commission Status Reports and Active Assignments

1. Ongoing Status Reports – no updates were given
2. City Council/PLUM Calendar and Actions – no report was given
3. List of Pending Legislation (Ordinance Update) – no update was given

B. Legal actions and rulings update – There was no report from the City Attorney.

C. Other items of interest - None

ITEM NO. 2

COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests – There were no requests from the Commission.
- C. Minutes of Meeting – October 27, 2016

Commissioner Katz moved to approve the minutes of the October 27, 2016 Meeting. Commissioner Ahn seconded the motion and the vote proceeded as follows:

Moved: Katz
Second: Ahn
Ayes: Choe, Padilla-Campos, Perlman, Dake Wilson
Absent: Ambroz, Mack, Millman

Vote: 6-0

MOTION PASSED

ITEM NO. 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.

ITEM NO. 4

PUBLIC COMMENT PERIOD

There were no speakers during public comment

Item No. 12 was taken out of order to consider a request to continue the matter:

ITEM 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

PROJECT SITE: 714-718 North Sweetzer Avenue

Commissioner Katz moved to continue the matter until the Los Angeles City Planning Commission Meeting of December 8, 2016. The motion was seconded by Commissioner Choe:

Moved: Katz

Seconded: Choe

Ayes: Ahn, Padilla-Campos Perlman, Dake Wilson

Absent: Ambroz, Mack, Millman

Vote: 6 - 0

MOTION PASSED

ITEM NO. 5a:

The item was pulled off of the consent calendar.

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

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

IN ATTENDANCE:

Jenna Monterrosa, City Planner, Nick Hendricks, Senior City Planner and Charlie Rausch, Associate Zoning Administrator, representing the Planning Department; Lee Ambers, the applicant's representative.

MOTION:

Commissioner Katz made the motion to approve the project as recommended in the staff report with modified Conditions of Approval as stated on the record. Subsequently, the Commission took the actions below in conjunction with the approval of the following project:

A 5,207 square-foot addition to (adding five (5) classrooms, office space, restrooms, and storage space) and change of use from an existing, 4,633 square-foot one (1) 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.

1. **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-2370-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **Find** the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Find** the mitigation measures have been made enforceable conditions on the project; and **Adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration No. ENV-2015-2370-MND;
2. **Approve**, 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;
3. **Approve**, 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 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 an over-in-height solid block wall of up to 8 feet along the two sides and rear property lines;
4. **Adopt** the attached Modified Conditions of Approval; and
5. **Adopt** the Findings as recommended by staff.

The motion was seconded by Commissioner Choe and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 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

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

IN ATTENDANCE:

Adam Villani, City Planner; Elva Nuno-O'Donnell, City Planner, representing the Planning Department; Michael Riera, Brentwood School, applicant; Dale Goldsmith and Patrick Gibson, representing the applicant; Ezra Gale, Planning Deputy, representing the Office of Councilmember Bonin.

MOTION:

Commissioner Perlman made the motion to approve the project as recommended in the staff report with several modified Conditions of Approval stated on the record. Subsequently, the Commission took the actions below in conjunction with the approval of the following project:

The Brentwood School Education Master Plan. On the East Campus, the Project includes three new buildings, two replacement buildings, and renovation and expansion of two buildings. These improvements will 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 will be removed to accommodate new or replacement facilities. In addition, existing buildings will be renovated from time to time as needed, without any increase in floor area. These improvements will 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 will 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 will be modified to accommodate the new buildings and improve access, circulation, parking, and athletic and open space areas. The Project adds 170 net new parking spaces on the East Campus within two ground floor garages located under new buildings.

On the West Campus, the Project includes two new buildings and one replacement building. Seven existing buildings will be removed to accommodate new or replacement facilities. In addition, existing buildings will be renovated from time to time as needed, without any increase in floor area or height. The improvements will 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 will 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 will be modified to accommodate the new buildings and improve access, circulation, parking, and athletic and open space areas. The Project adds 28 net new parking spaces within two subterranean garages located below two of the Project's new buildings.

1. **Find** that the City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report prepared for this project, which includes the Draft and Final Environmental Impact Report and its Errata No.1, comprising of ENV-2014-572-EIR, (State Clearinghouse No. 2014061059), as well as the whole of the administrative record. **Certify** the following:
 - a. The Brentwood School Education Master Plan EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
 - b. The Brentwood School Education Master Plan EIR was presented to the City Planning Commission] as a decision-making body of the lead agency; and
 - c. The Brentwood School Education Master Plan EIR reflects the independent judgment and analysis of the lead agency.**Adopt** all of the following:
 - a. The related and prepared Environmental Findings for the Brentwood School Education Master Plan EIR;
 - b. The Statement of Overriding Considerations; and
 - c. The Mitigation Monitoring Program prepared for the Brentwood School Education Master Plan EIR.
2. **Approve** a Vesting Conditional Use Permit pursuant to LAMC Section 12.24 T for both the East and West Campuses to allow a private school in the RE11-1 and RE15-1 Zones;
3. **Approved** a Zoning Administrator's Determination Pursuant to LAMC Section 12.24 F 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. **Approve**, a Zoning Administrator's Determination pursuant to LAMC Section 12.24 X 28 to exceed the limitations of the Baseline Hillside Ordinance pursuant to LAMC 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. **Approve** a Zoning Administrator Adjustment Pursuant to LAMC Section 12.28, 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. **Approved** a Conditional Use Permit pursuant to Section 12.24 W 51, to permit a child care facility in the West Campus.
7. **Approve** a Site Plan Review pursuant to LAMC Section 16.05, to permit an increase 50,000 square feet for construction of non-residential floor area for the East Campus.
8. **Adopt** the Conditions of Approval as modified by the Commission.
9. **Adopt** the Findings as amended by the Commission.

The action was seconded by Commissioner Ahn and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

Item Nos. 13 through 15 were taken out of order to allow several of the attendees in the audience in attendance for Item No. 6 to present testimony for these items. The items were heard together, however, separate motions were taken.

ITEM NOS. 13, 14 and 15

IN ATTENDANCE:

Alejandro Huerta, Planning Assistant, Sarah Molina-Pearson, City Planner, Luci Ibarra, Senior City Planner and Charlie Rausch, Associate Zoning Administrator, representing the Planning Department; Ezra Gale, Planning Deputy representing the Office of Councilmember Bonin;

Jonathan Loner, representing the applicant Douglas Emmett Management, LLC; several members of the community also attended the meeting: Debra Hockemeyer, Tom Rodman Kah, Raymond Klein, Nancy Freedman, Johnny Moore, Oliver Sommerhalder, Josh Bourgeois, Dale Goldsmith, Kamran Behnam, Ellen Fremed, Greg Lewis, Jeanette Richardson, Rosie Kato, Marilyn Krell and Janice Stockhammer.

ITEM NO. 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

PROJECT SITE: 11750-11770 Wilshire Boulevard

MOTION:

President Ambroz made the motion to deny the appeal as recommended in the staff report with modified Conditions of Approval as stated on the record. Subsequently, the Commission took the actions below in conjunction with the approval of the following project:

Vesting Tentative Tract Map No. 73387, consisting 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.

1. **Found** that the City Planning Commission has reviewed and considered the information contained in the Environmental Impact Report prepared for this project, including the Errata, ENV-2013-3747-EIR, SCH No. 2014031014 as well as the whole of the administrative record, and **Certified** the following:
 - a. The Project EIR has been completed in compliance with the California Environmental Quality Act (CEQA);
 - b. The Project EIR was presented to the City Planning Commission as a decision-making body of the lead agency; and
 - c. The Project EIR reflects the independent judgment and analysis of the lead agency.**Adopted** the following:
 - a. The related and prepared Project Environmental Findings;
 - b. The Statement of Overriding Considerations; and
 - c. The Mitigation Monitoring Program prepared for the Project EIR.
2. **Denied** in part, and sustained in part, the appeal of Vesting Tentative Tract VTT-73387 to allow technical corrections to the Advisory Agency's Conditions of Approval.
3. **Adopted** the Conditions of Approval as modified by the Commission; and
4. **Adopted** the Findings.

The motion was seconded by Commissioner Choe and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 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

PROJECT SITE: 1750-11770 Wilshire Boulevard

MOTION:

Commissioner Choe made the motion to approve the project as recommended in the staff report with modified Conditions of Approval as stated on the record. Subsequently, the Commission took the actions below in conjunction with the approval of the following project:

A mixed-use development consisting of 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.

1. **Find**, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the Environmental Impact Report including the Errata, ENV-2013-3747-EIR, SCH No. 2014031014 certified on November 17, 2016 (under related case VTT-73387-1A); and pursuant to CEQA Guidelines, Sections 15162 & 15164, no subsequent EIR or Addendum is required for the approval of the project.
2. **Recommend** that the City Council **Approve** a Vesting Zone Change from [Q]C2-2-CDO to (T)(Q)C2-2-CDO pursuant to LAMC Sections 12.32-F and 12.32-Q;
3. **Grant** Special Permission for the Reduction of Off-Street Parking spaces pursuant to LAMC Section 12.24-Y, to allow a 10 percent parking reduction for an existing commercial building located within 1,500 feet of a transit facility;
4. **Approve** a Design Overlay Plan Approval pursuant to LAMC Section 13.08 with respect to the West Wilshire Boulevard Community Design Overlay District;
5. **Approve** a Site Plan Review Pursuant to LAMC Section 16.05-C, 1 (B), for a project resulting in a net increase of 50 or more residential units;
6. **Adopt** the Conditions of Approval as modified by the Commission; and
7. **Adopt** the Findings.

The action was seconded by Commissioner Katz and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

ITEM NO. 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

PROJECT SITE: 11750-11770 Wilshire Boulevard

MOTION:

Vice President Dake Wilson made the motion to approve the Development Agreement as recommended in the staff report. Subsequently, the Commission took the actions below in conjunction with the approval of the following project:

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

1. **Find**, based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the Environmental Impact Report including the Errata, ENV-2013-3747-EIR, SCH No. 2014031014 certified on November 17, 2016 (under related case VTT-73387-1A); and pursuant to CEQA Guidelines, Sections 15162 & 15164, no subsequent EIR or Addendum is required for the approval of the project.
2. **Recommend** that the City Council **Approve** a Development Agreement between the Developer and the City of Los Angeles, for a term of 4 years, pursuant to California Government Code Sections 65864-65869.5, provided that the office of the City Attorney review the Development Agreement as to form and legality and that it be modified to be consistent with previous actions of the City Planning Commission, as to the assignment provisions.
3. **Adopt** the Findings.

The motion was seconded by Commissioner Choe and the vote proceeded as follows:

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

MOTION PASSED

ITEM NO. 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

PROJECT SITE: 22055-22147 West Clarendon Street (double check after DL is done)

IN ATTENDANCE:

Adam Villani, City Planner; Elva Nuno-O'Donnell, City Planner, representing the Planning Department; Darin Hansen, applicant, Eric Lieberman and Eric Feldman, applicant's representatives; Richard Nomer, Fabiola Fabian, Rod Shorey, Barry Willis, Linda Dunham, Duke Daneult, Rhonda Barlett, Mark Stover, Ann C. Bose, Mark Emtiaz, Bruce Mellon, Dianna Williams, Michelle Scoullar and Allan Abshez.

MOTION:

Commissioner Choe made the motion to approve the project as recommended in the staff report with modified Conditions of Approval as stated on the record. Subsequently, the Commission took the actions below in conjunction with the approval of the following project:

Demolition of an existing post office and office building consisting of 385,976 square feet, for the construction of a multi-family housing project consisting of a five (5)-story residential building with 335 residential units, of which 17 units [five (5) percent (%)] would be set aside for Very Low Income Households as defined by the State Density Bonus Law 65915(C)(2), with an additional nine (9) units [2.5 percent (%)] set aside for Very Low Income Households not subject to the State Density Bonus Law 65915(C)(2), utilizing Parking Option 1 and a six (6) level parking structure and surface parking providing 564 parking spaces and 369 bicycle stalls.

1. **Find** based on the independent judgment of the City Planning Commission, after consideration of the whole of the administrative record, the Project was assessed in Environmental Clearance No. ENV-2015-1853-EIR (SCH. No 2015071037) certified by the Deputy Advisory Agency on October 13, 2016 pursuant to the approval of Vesting Tentative Tract No. VTT-74170; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR or addendum is required for approval of the Project;
2. **Recommend** that City Council **Adopt**, pursuant to the LAMC Section 12.32, a Zone Change and Height District Change from CR-1VLD (Limited Commercial Zone), P-1VLD (Parking Zone) and R1-1VL (One Family Zone) to (T)(Q)RAS4-1L (Residential/Accessory Services);
3. **Approve** a Density Bonus with a 5% (17) of 335 dwelling units restricted to Very Low Income Households with the utilization of Parking Option 1 as defined by the State Density Bonus Law 65915(C)(2); with an additional 2.5% [nine (9) units] set aside for Very Low Income Households not subject to the State Density Bonus Law 65915 (C)(2);
4. **Approve** the *Off-Menu* Affordable Housing Incentive to permit a building height of 56 feet in lieu of the 45-foot height limitation of the Ventura/Cahuenga Boulevard Corridor Specific Plan pursuant to Section 7.E.1.e, with the attached conditions;
5. **Approve** the *Off-Menu* Affordable Housing Incentive to permit a floor area ratio of 2.1:1 in lieu of the 1:25:1 floor area limitation of the Ventura/Cahuenga Boulevard Corridor Specific Plan pursuant to Section 6.B.a, with the attached conditions;
6. **Approve** a Specific Plan Project Permit Compliance for the demolition of an existing post office and office building and the construction of 335 residential units;
7. **Approve** the Site Plan Review for a mixed-use development with 335 rental units;
8. **Adopt** the Conditions of Approval as modified by the Commission; and
9. **Adopt** the Findings.

The action was seconded by Commissioner Ahn and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

Commissioner Katz left the meeting.

ITEM NO. 8

[VTT-73641-SL-1A](#)

CEQA: ENV-2015-3384-MND
Plan Area: Northridge

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

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

IN ATTENDANCE:

May Sirinopwongsagon, City Planner, Nick Hendricks, Senior City Planner and Charlie Rausch, Associate Zoning Administrator representing the Planning Department, Hannah Lee, Planning Deputy, representing the Office of Councilmember Englander; Kyndra Casper, the applicant's representative, Marc Annotti, applicant; Louis Perez, appellant; Chris Conger, Judy Coddling, Sonoko Ishioka, Lena Kelly, Karen Akana, Ted Rellos, Don Larson, Linda Danham, Robert Ramos, Bill Lowe, Edith Wims, K. Schneider, Veronica Gutierrez, Claudia Pineda, Shave Parker and Gurmet Khara.

MOTION:

Commissioner Perlman made the motion to deny the appeal as recommended in the staff report. Subsequently, the Commission took the actions below in conjunction with the approval of the following project:

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 1-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.

1. **Find**, pursuant to Sections 21082.1(c)(3) and 21081.6 of the California Public Resources Code, after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2015-3384-MND, and all comments received, with the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment; **Find** that the Mitigated Negative Declaration reflects the independent judgment and analysis of the City; **Find** that the mitigation measures have been made enforceable conditions on the project; and **Adopt** the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the Mitigated Negative Declaration;
2. **Deny** the appeals and **sustain** the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 73641-SL;
3. **Adopt** the Conditions of Approval; and
4. **Adopt** the Findings of the Advisory Agency.

The motion was seconded by Commissioner Ahn and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

ITEM NO. 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)

IN ATTENDANCE:

MOTION:

Vice President Dake Wilson made the motion to approve the project as recommended in the staff report with modified Conditions of Approval as stated on the record. Subsequently, the Commission took the actions below in conjunction with the approval of the following project:

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 (3) stories, with an approximate height of 37-feet. The two mixed-use buildings will consist of one (1) subterranean level and four (4) stories above grade and will have an approximate height of 45- feet. The project will provide approximately 175 automobile parking spaces for the two (2) mixed-use buildings and 122 automobile parking spaces for the small lot homes.

1. **Find**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2015-3384-MND, adopted on November 17, 2016 (under Case No. VTT-73641-SL-1A); and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;
2. **Recommend** that the City Council **Adopt** a Zone Change from C2-1VL and P-1VL to (T)(Q)C2-1VL;
3. **Approve a Conditional Use** to permit the averaging of floor area and residential density transfer within a unified development and a maximum of four (4)-stories in lieu three-stories within Height District 1-VL for a mixed-use building;
4. **Approve** a Zoning Administrator's Determination to allow buildings with a maximum height of 37 feet in lieu of the permitted 25-feet and 33-feet for buildings located between zero (0)- feet to 99-feet of an RS Zone;

5. **Approve** the Site Plan Review for a project that creates 50 or more dwelling units
6. **Adopt** the Conditions of Approval as modified by the Commission; and
7. **Adopt** the Findings.

The action was seconded by Commissioner Choe and the vote proceeded as follows:

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

Vote: 5 – 0

MOTION PASSED

Commissioner Katz rejoined the meeting

ITEM NO. 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: 11-21-16

PUBLIC HEARING: Completed September 30, 2016

PROJECT SITE: 22622-22654 West Vanowen Street

IN ATTENDANCE:

Valentina Knox-Jones, Planning Assistant, Steve Randall, Charlene Rothstein, Jordan Pistol, Melinda Fekdman, Etan Kelman, Dana Kitzner, David Marcos, Tammy Shipall, Stanley Schroeder, Elana Zimmerman, Gladys Sturman, Bruce Powell, Linda Landaa, Joan Trent, Harvey Cohen, Phyllis-Schroeder, Paultetter, Sharon Gersh, Sima Schuster, Cheryl Dollins, Ellen Howard, Gregory Keer, David Vorspan, Sally Neely, Bruce and Christine Rowe, Igor Shaltanov, Karen Berison, Judy Eisikowitz, Ellen Fremed.

MOTION:

Vice President Dake Wilson made the motion to approve the project as recommended in the staff report with modified Conditions of Approval as stated on the record. Subsequently, the Commission took the actions below in conjunction with the approval of the following project:

A Plan Approval to an existing Conditional Use Permit, approved by the Los Angeles City Council on an appeal considered on June 22, 2012, for review of compliance with operational conditions of De Toledo High School (formerly New Jewish Community High School), as required by Condition A.5, Case No. CPC-2016-1187-CU, and to allow for modification, deletion, or addition of conditions as warranted.

1. **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;
2. **Determine** that the operation of De Toledo High School is in substantial compliance with the Conditions of Approval imposed by the City Council;
3. **Adopt** the attached Conditions of Approval as modified by the Commission; and
4. **Adopt** the Findings.

This action was seconded by Commissioner Perlman and the vote proceeded as follows:

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

Vote: 6-0

MOTION PASSED

ITEM NO. 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

IN ATTENDANCE:

Oliver Netburn, City Planning Associate; Heather Bleemers, City Planner, Nick Hendricks, Senior City Planner, Charlie Rausch, Associate Zoning Administrator; Michael Matthews, applicant, Dana Sayles, applicant's representative; Anita Page, Derek Maki, Darren Michaels, Michael Snelgrooves.

MOTION;

Commissioner Katz made the motion to approve the project as recommended in the staff report with modified Conditions of Approval as stated on the record. Subsequently, the Commission took the actions below in conjunction with the approval of the following 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.

1. **Find** based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in Mitigated Negative Declaration, No. ENV-2015-2425-MND, adopted on October 26, 2016 (under related Case No. TT-74013-CN); and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project;

2. **Recommend** that the City Council **deny** a Zone Change from C1-1VL and R3P-1 to (T)(Q)RAS4-1VL;
3. **Recommend** that the City Council **approve** a Zone Change from C1-1VL and R3P-1 to (T)(Q)RAS3-1VL;
4. **Approve** a 35% Density Bonus (with a 11% set aside 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. **Approve** an On-Menu Incentive to permit an increase in building height from 50 feet to 60 feet;
Approve 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;
6. **Deny without prejudice** a Site Plan Review for a development which creates an increase of 50 or more dwelling units;
7. **Adopt** the Conditions of Approval; and
8. **Adopt** the Findings,

The action was seconded by Commissioner Perlman and the vote proceeded as follows:

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

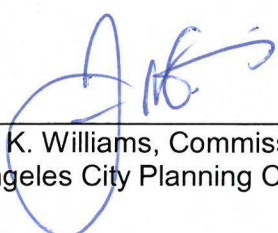
Vote: 6 – 0

MOTION PASSED

There being no further business to come before the City Planning Commission, the meeting adjourned at approximately 3:30 p.m.



Renee Dake Wilson, Vice-President
Los Angeles City Planning Commission



James K. Williams, Commission Executive Assistant II
Los Angeles City Planning Commission

ADOPTED
CITY OF LOS ANGELES
Adopted: _____
JAN 26 2017

**CITY PLANNING DEPARTMENT
COMMISSION OFFICE**