

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JULY 28, 2016, after 8:30 a.m.
VAN NUYS CITYCOUNCIL 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, Katz, Padilla-Campos, Perlman
Commissioners absent: Choe, Mack, Millman

1. **DIRECTOR'S REPORT**

- A. Director of Planning Vince Bertoni gave the update on City Planning Commission Status Report. He spoke on items going through City Council consideration of Home Rental ordinance, Baseline Mansionization, Baseline Hillside ordinance and the Sign ordinance update.
 - 1. Ongoing Status Reports:
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update):
- B. Legal actions and rulings update: Deputy City Attorney Donna Wong had no report.
- C. Other items of interest:

2. **COMMISSION BUSINESS**

- A. Advance Calendar
- B. Commission Requests – Comm. Perlman requested PLUM dates for Sign ordinance.
- C. Minutes of Meeting – March 24, 2016 and April 14, 2016

Motion: To approve the Minutes of Meeting for March 24, 2016.

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

Vote: 5 – 0

Motion: To approve the Minutes of Meeting for April 14, 2016.

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

Vote: 4 – 1 (Motion Fails)

Minutes of Meeting for April 14, 2016 are continued to the next meeting.

4. [AA-2015-3312-PMLA-1A](#) Council District: 11 – Bonin
CEQA: ENV-2015-2715-MND Expiration Date: 5-18-16
Plan Area: Brentwood-Pacific Palisades Appeal Status: Not further appealable
Related Case: CPC-2015-1714-VZC-SPP-
SPP-DRB

PUBLIC HEARING

Location: 1029 – 1049 N. SWARTHMORE AVENUE, 1012-1032 N. SWARTHMORE AVENUE, 1023 – 1055 N. MONUMENT STREET, 15229 – 15281 W. SUNSET BOULEVARD

Proposed Project:

Pursuant to Section 17.50 of the Los Angeles Municipal Code (LAMC) consideration of a Preliminary Parcel Map involving a merger and resubdivision of 11 lots to allow for the creation of four (4) lots, totaling approximately 3.11 acres. The proposed merger involves the vacation of two public alleys and portions of the public right-of-way along Sunset Boulevard. The public right-of-way portions have a combined total of approximately 12,272 square-feet. The proposed lots would be irregular in shape and vary in size, as follows: 19,814 square-feet (Parcel 'A'), 94,608 square-feet (Parcel 'B'), 21,000 square-feet (Parcel 'C'), and 4,885 (Parcel 'D'). The vacated areas would be merged into and become a part of Parcel 'A' and Parcel 'B'.

The project involves the demolition of six (6) commercial buildings, gas station and surface parking lots to allow for the construction of a mixed-use project with a floor area ratio of 0.9:1 and comprised of eight (8) residential units and eight (8) commercial buildings totaling approximately 116,215 square-feet of commercial space and approximately 18,000 square-feet of open space. The project proposes 470 parking spaces in a two-level subterranean parking structure. The project would export approximately 122,000 cubic yards of soil.

Requested Actions:

An appeal from the entire decision by the Deputy Advisory Agency in approving AA-2015-3312-PMLA, a Preliminary Parcel Map involving a merger and resubdivision of 11 lots, to allow for the creation of four (4) lots, totaling approximately 3.11 acres. The proposed merger involves the vacation of two public alleys and portions of the public right-of-way along Sunset Boulevard.

Applicant: Michael Gazzano, Palisades Village Co., LLC
Representative: Matt Dzurec, Armbruster, Goldsmith and Delvac, LLP

Appellant: Jack Allen, Pacific Palisades Association

Recommended Actions:

1. Deny the appeal.
2. Sustain the action of the Deputy Advisory Agency in approving AA-2015-3312-PMLA.
3. Adopt the Findings of the Deputy Advisory Agency.
4. Adopt Mitigated Negative Declaration No. ENV-2015-2715-MND and the Mitigation Monitoring Program.

Staff: Jose Carlos Romero Navarro (818) 374-5037

Motion: To deny the appeal and approve the project as recommended by staff with modifications.

Moved: Dake-Wilson

Seconded: Ambroz

Ayes: Ahn, Katz, Padilla-Campos, Perlman

Absent: Choe, Mack, Millman

Vote: 6 – 0

Motion: To re-adopt the environmental report to reflect modifications to the project.

Moved: Ambroz

Seconded: Padilla-Campos

Ayes: Ahn, Katz, Perlman, Dake-Wilson

Absent: Choe, Mack, Millman

Vote: 6 – 0

5. [CPC-2015-2714-VZC-SP-SPP-DRB](#)
CEQA: ENV-2015-2715-MND
Plan Area: Brentwood-Pacific Palisades
Related Case: AA-2015-3312-PMLA-1A
disapproved

Council District: 11 – Bonin
Expiration Date: 5-23-16
Appeal Status: Appealable to City Council,
ZC appealable by applicant only, if

In whole or in part

PUBLIC HEARING – Completed on March 24, 2016

Location:
SWARTHMORE,
SUNSET

1029-1049 N. SWARTHMORE AVENUE, 1012 -1032 N.

AVENUE 1023–1055 N. MONUMENT STREET, 15229–15281 W.

BOULEVARD

(Assessor Parcel Nos: 4423016022, 4423016021, 4423016020, 4423016019, 4423016023, 4423016024, 4423016025, 4423016005, 4423016006, 4423016007, and 4423016008) in the Brentwood–Pacific Palisades Community Plan area in the City of Los Angeles and the Pacific Palisades Commercial Village and Neighborhoods Specific Plan

Proposed Project:

A Vesting Zone Change, Specific Plan Amendment, Project Permit Compliance and Design Review to permit the construction and maintenance of a mixed-use project composed of eight new buildings on eleven lots totaling approximately 3.11 acres. The project proposes one- and two-story buildings with a floor area ratio of 0.9:1 and a maximum building height of 30 feet. The project proposes a mix of uses that total approximately 116,215 square feet of floor area, including retail, restaurants, offices, eight residential units, a specialty grocery store, walk-in bank, a movie theater; and open space in the form of a public park, paseos, plazas and private balconies totaling approximately 18,000 square feet (0.39 acres).

The project includes 470 off-street vehicle parking spaces in two levels of subterranean parking, with designated electric vehicle charging spaces. The project will also include 98 bicycle parking spaces and an on-site Bike Share program. Additionally, the project increases the amount of onstreet parking available along Swarthmore Avenue to 29 diagonal spaces.

The project requests a Vesting Zone Change from C2-1VL and R3P-1VL to [T][Q]C2-1VL for the entirety of Commercial Village Subarea A, comprised of Assessor Parcel Nos: 4423016022, 4423016021, 4423016020, 4423016019, 4423016023, 4423016024, 4423016025, 4423016005, 4423016006, 4423016007, and 4423016008 to create zoning consistency and permit the construction of portions of the commercial development in properties with split zoning.

The project requests a Specific Plan Amendment to include new definitions for roof features, building height, public access way, and to create the Commercial Village Subarea A with specific sign and alcohol use regulations, and streetscape design requirements for portions of Swarthmore Avenue, Monument Street, Sunset Boulevard, Albright Street, and the vehicle service alley north of Sunset Boulevard. The streetscape design includes the modification of Swarthmore Avenue between Monument Street and the existing vehicle alley (north of Sunset Boulevard), from a two-way street to a one-way street. The project requests a Specific Plan Design Review Board approval and a Specific Plan Project Permit Compliance for the proposed plans.

Under the related case AA-2015-3312-PMLA, the Deputy Advisory Agency approved a parcel map including a merger and resubdivision to allow for the creation of four (4) lots involving the vacation of a pedestrian alley between Sunset Boulevard and the existing vehicle alley (north of Sunset Boulevard); a street vacation for the existing alley between Swarthmore Avenue and Monument Street, and the vacation of approximately 2,857 square feet of public right-of-way along Sunset Boulevard (vacated land would merge and become part of the project).

Two requests are under separate approvals from other City Agencies: a total of up to 100 nonnative trees would be removed pending a tree removal permit issued by the City of Los Angeles, Department of Public Works; and the project will require a haul route to permit the export of approximately 122,000 cubic yards of soil, under separate approval from the Department of Building and Safety.

Requested Actions:

1. Pursuant to the California Environmental Quality Act, Find that this project was assessed in the Mitigated Negative Declaration (ENV-2015-2715-MND) and Mitigation Monitoring Program (MMP) adopted on April 1, 2016 by the Deputy Advisory Agency. Find, in the independent judgement of the decision maker that pursuant to CEQA Guidelines Section 15162, based on the whole of the administrative record, that the Mitigated Negative Declaration, Errata, and Mitigation Monitoring Program is adequate and no subsequent or supplemental EIR or negative declaration is required for approval of the project.

2. Pursuant to LAMC Section 12.32 Q, a Vesting Zone Change from C2-1VL and R3P-1VL to [T][Q]C2-1VL for the entirety of Commercial Village Subarea A, comprised of Assessor Parcel Nos: 4423016022, 4423016021, 4423016020, 4423016019, 4423016023, 4423016024, 4423016025, 4423016005, 4423016006, 4423016007, and 4423016008, to permit the construction of the entire project.
3. Pursuant to Section 11.5.7 of the Municipal Code, a Specific Plan Amendment to create the Commercial Village Subarea A as depicted on Map 2, and amend the approved Pacific Palisades Commercial Village and Neighborhoods Specific Plan as follows:
 - a. Create new definitions for roof features, building height, and public access way.
 - b. Create the Commercial Village Subarea A with specific sign and alcohol use regulations and streetscape design requirements for portions of Swarthmore Avenue, Monument Street, Sunset Boulevard, Albright Street, and the vehicle service alley north of Sunset Boulevard.
 - c. Create new provisions to allow up to 6 on-site and 2 off-site alcohol-serving uses within the newly created Commercial Village Subarea A.
4. Pursuant to Sections 11.5.7 and 16.50 of the Municipal Code and Section 14 of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan, a Specific Plan Project Permit Compliance Review and Design Review Determination to permit the construction of a mixed-use development composed of eight new buildings with a total of 116,215 square feet, including public access ways and landscaping on approximately 3.11 acres.

Applicant: Michael Gazzano, Palisades Village Co., LLC
 Representative: Matt Dzurec, Armbruster, Goldsmith and Delvac, LLP

Recommended Actions:

1. Pursuant to the California Environmental Quality Act, Find that this project was assessed in the Mitigated Negative Declaration (ENV-2015-2715-MND) and Mitigation Monitoring Program adopted on April 1, 2016 by the Deputy Advisory Agency. Find, in the independent judgement of the decision maker that pursuant to CEQA Guidelines Section 15162, based on the whole of the administrative record, that the Mitigated Negative Declaration with Errata is adequate and no subsequent or supplemental EIR or negative declaration is required for approval of the project.
2. Approve and Recommend the City Council Adopt the Specific Plan Amendment to amend various sections of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan.
3. Approve and Recommend that the City Council Adopt the Vesting Zone Change to change the zones from C2-1VL and R3P-1VL to [T][Q]C2-1VL for with the entirety of Commercial Village Subarea A, comprised of Assessor Parcel Nos: 4423016022, 4423016021, 4423016020, 4423016019, 4423016023, 4423016024, 4423016025, 4423016005, 4423016006, 4423016007, and 4423016008, to permit the construction of the entire project.
4. Approve the Specific Plan Project Permit Compliance and Design Review Determination in compliance with Sections LAMC 11.5.7 and 16.50 and Section 14 of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan to permit the construction of a mixed-use development composed of eight new buildings with a total of 116,215 square feet, including public access ways and landscaping on approximately 3.11 acres, with the attached conditions of approval.
5. Adopt the Findings.

Staff: Michelle Levy (213) 978-1203
 Lakisha Hull

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

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

Vote: 6 – 0

6. [CPC-2015-4375-ZC-ZV](#)
CEQA: ENV-2015-4376-MND
Plan Area: Sylmar

Council District: 7 – Fuentes
Expiration Date: 4-29-16
Appeal Status: Appealable to City Council
ZC appealable by applicant only, if

disapproved

In whole or in part

PUBLIC HEARING – Completed on February 29, 2016

Location: 12087 LOPEZ CANYON ROAD

Proposed Project:

On an existing 341,769 square foot lot, the applicant is requesting use of land for a building materials sales yard and an open storage area for truck, tank truck, recreational vehicle, commercial vehicle, automobile, bus, equipment, and trailer storage yard within an area enclosed on all sides. The applicant is proposing no structural modifications or changes.

Requested Actions:

1. Pursuant to Section 21082.1 of the California Public Resources Code, a Mitigated Negative Declaration No. ENV-2015-4376-MND for the above referenced project.
2. Pursuant to Section 12.32 of the Municipal Code, a Zone Change from [T][Q]M1-1 to M1-1.
3. Pursuant to Section 12.27 of the Municipal Code, a Zone Variance to permit a building materials sales yard and storage yard as a principal use in the M1-1 zone.

Applicant: Gary Werner
Representative: Rosenheim & Associates, Inc.

Recommended Actions:

1. *Approve and recommend that the City Council adopt the Mitigated Negative Declaration (ENV-2015-4376-MND) for the above referenced Project, including the Mitigation Monitoring Program.*
2. *Disapprove, as filed, the requested Zone Change from [T][Q]M1-1(Limited Industrial) to M1-1 (Limited Industrial).*
3. *Approve and recommend that the City Council adopt the Zone Change from [T][Q]M1-1 (Limited Industrial) to (T)(Q)M1-1 (Restricted Industrial).*
4. *Dismiss the requested Zone Variance, to permit a building materials sales yard and storage yard as a principal use in the M1-1 Zone, as not necessary because the use is permitted in the M1-1 zone by-right.*

5. **Approve and recommend that the City Council Adopt the Findings, including the Environmental Findings.**
6. **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.**
7. **Advise the Applicant that pursuant to the State Fish and Game Code Section 711.4, a Fish and Game and/or Certificate of Game Exemption is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notices and Determination (NOD) filing. ****

Staff: Thomas Glick (818) 374-5062

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

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

Vote: 6 – 0

7. [CPC-2016-828-CA](#) Council Districts: All
 CEQA: ENV-2016-359-CE Expiration Date: N/A
 Plan Areas: All Appeal Status: N/A

Location: CITYWIDE

Proposed Project:

Amendment to LAMC Section 12.21-A,4(m) to add language allowing reduction in the required number of parking spaces in order to comply with mandatory standards for seismic retrofits of Soft Story Buildings and Non-Ductile Reinforced Concrete Buildings, as established through Ordinance No. 183,893.

Recommended Actions:

1. Recommend that the City Council adopt Categorical Exemption No. ENV-2016-359-CE, as CEQA clearance for the proposed Code Amendment, finding that the Categorical Exemption satisfied CEQA Guidelines Sections 15301 (Class 1) and 15305 (Class 5); and, that none of the exceptions identified in Section 15300.2 apply to the proposed Code Amendment.
2. Recommend that the City Council approve a Code Amendment to Section 12.21-A,4(m) of Article 2 of Chapter 1 of the Los Angeles Municipal Code to add a subsection '3', to read as follows:
 LAMC Section 12.21-A,4(m)(3):
 "Notwithstanding any other provisions of this section to the contrary, the Department of Building and Safety may reduce the number of required parking spaces by the number of parking spaces that are necessarily displaced as a result of compliance with Divisions 93 and 95 of the Article 1 of Chapter IX of the Los Angeles Municipal Code. The reduction shall not exceed 20% of required Parking spaces or one (1) space, whichever is greater."

Staff: Luci Ibarra (213) 978-1378

Motion: To approve the project as recommended by staff.

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

Vote: 5 – 0

8. [VTT-73343-CN-1A](#)
CEQA: ENV-2014-4930-MND
Plan Area: Canoga Park-Winetka-
Woodland Hills-West Hills

Council District: 3 – Blumenfield
Expiration Date: 4-28-16 Ext.
Appeal Status: Further appealable

PUBLIC HEARING

Location: 5410 N. QUAKERTOWN AVENUE

Proposed Project:

An appeal of the entire decision of the Deputy Advisory Agency in approving 95 new residential condominium units with 224 parking spaces (34 are guest spaces) and 180 bicycle spaces on a 56,100 square-foot lot. The Project includes a ministerial (by right) approval of a Density Bonus (Code Section 12.22-A.25) of 25 additional units in exchange for providing 11 units for persons with very low incomes with no on-menu or off-menu incentives.

Requested Actions:

The Deputy Advisory Agency's determination letter was appealed in its entirety to address the following key concerns:

1. Inconsistent with the City's General Plan, Land Use Element.
2. Design and improvement of the Map inconsistent with the City's General Plan, Land Use Element.
3. The Mitigated Negative Declaration is inadequate for aesthetics, biological, land use, noise, and traffic.

Applicant: Woodland Hills Apartments, LLC
Representative: George Saad

Appellant: Emily Moskowitz, Quakertown Neighbor's Coalition
Representative: Rob Glushon, Luna & Glushon, LLP

Recommended Actions:

1. Deny the appeal.
2. Sustain the Findings and Conditions of the Deputy Advisory Agency with the following changes: Deletion of the landscaping Condition #C-3.
3. Adopt the Mitigated Negative Declaration No. ENV-2014-4930-MND and the associated Mitigation Monitoring Program.

Staff: Nelson Rodriguez (818) 374-9903

Recommended Actions:

1. Recommend that the City Council adopt Mitigated Negative Declaration No. ENV-2015-4441-MND and the Mitigation Monitoring Program as adequate environmental clearance for the above-referenced project.
2. Approve and recommend that the City Council adopt a General Plan Amendment to the project site and add areas from North Hollywood – Valley Village Community Plan to re-designate the land use of the project site and add areas from Low Residential and Parking Buffer to Highway Oriented Commercial.
3. Approve and recommend that the City Council adopt a Zone and Height District Change on the project site from R1-1 to (T)(Q)C2-1VL, consistent with the proposed General Plan Amendment.
4. Adopt the Findings.
5. Recommend that the applicant be advised that time limits for effectuation of a zone in the “Q” Qualified Classification and “T” Tentative Classification are specified in L.A.M.C. Section 12.32.G. Conditions must be satisfied prior to the issuance of building permits and that the (T) Tentative classification be removed in the manner indicated.
6. 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.
7. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, a Fish and Game Fee is now required to be submitted to the County Clerk prior to or concurrent with the Environmental Notice of Determination (NOD) filing.

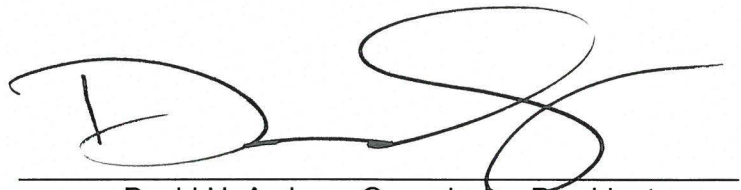
Staff: Jenna Monterrosa (213) 978-1377

Motion: To approve the project per staff recommendations with modifications.

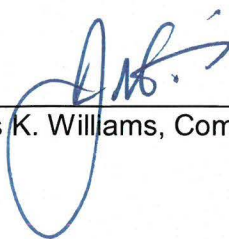
Moved: Dake-Wilson
Seconded: Millman
Ayes: Ahn, Katz, Padilla-Campos
Recused: Ambroz
Absent: Choe, Mack, Perlman

Vote: 5 – 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 3:51 pm.



David H. Ambroz, Commission President


James K. Williams, Commission Executive Assistant II

Adopted: AUG 18 2016