

OFFICIAL MINUTES
CITY OF LOS ANGELES
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 8, 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, Choe, Katz, Mack, Millman, Padilla-Campos, Dake-Wilson
Commissioners absent: Perlman

1. DIRECTOR'S REPORT

- A. Update on City Planning Commission Status Reports and Active Assignments – Vince Bertoni
 - 1. Ongoing Status Reports: Sign Ordinance Update – Tom Rothmann
 - 2. City Council/PLUM Calendar and Actions
 - 3. List of Pending Legislation (Ordinance Update)
- B. Legal actions and rulings update – Donna Wong
- C. Other items of interest:

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests
- C. Minutes of Meeting – August 25, 2016
- D. Consent Calendar Procedures

Motion: To approve the Minutes of Meeting for August 25, 2016 with amended attendance.

Moved: Ambroz

Seconded: Choe

Ayes: Ahn, Katz, Mack, Millman, Padilla-Campos, Dake-Wilson

Absent: Perlman

Vote: 8 – 0

3. **NEIGHBORHOOD COUNCIL PRESENTATION:**

None

4. **PUBLIC COMMENT PERIOD**

One speaker regarding Planning issues

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-2016-1027-ZC-SPR-ZAA-CDO**

CEQA: ENV-2016-1028-MND

Plan Area: Reseda-West Van Nuys

Council District: 3 – Blumenfeld

Expiration Date: 8-25-16

Appeal Status: Appealable to City Council,
ZC appealable by applicant only, if disapproved
in whole or in part

Public Hearing – Completed on July 19, 2016

Consent Calendar Item

Location:

18252, 18254, 18256, 18260 W. SHERMAN WAY
7120, 7124, AND 7128 N. ETIWANDA AVENUE

Proposed Project:

The project involves the demolition of a two-story 13,070 square-foot commercial building and surface parking lot and the construction, use and maintenance a new four-story mixed-use development consisting of two buildings with a maximum height of 47 feet, totaling 121,969 square-foot development, consisting of 115 dwelling units and 10,485 square feet of commercial floor area providing 228 automobile parking spaces within one (1) at-grade and two (2) subterranean parking levels.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration (Case No. ENV-2016-1028-MND) for the above referenced project.
2. Pursuant to Section 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines, adopt the Mitigation Monitoring Program for ENV- 2016-1028-MND.
3. Pursuant to Section 12.32-Q of the Los Angeles Municipal Code, a Vesting Zone Change from [Q]C2-1D-CDO and [Q]P-1L-CDO to (T)(Q)RAS4-1L-CDO.
4. Pursuant to Section 12.28 of the Los Angeles Municipal Code, a Zoning Administrator's Adjustment to permit a reduced rear yard setback for Building B of 0 feet.
5. Pursuant to Section 16.05-E of the Los Angeles Municipal Code, a Site Plan Review for a development which creates 50 or more dwelling units.
6. Pursuant to LAMC Section 13.08, a Community Design Overlay Plan Approval.

Applicant:

Sam Kermanian

Representative: King Woods, Woods Diaz Group, LLC

Recommended Actions:

1. Adopt the Mitigated Negative Declaration (Case No. ENV-2016-1028-MND) for the above referenced project.
2. Adopt the Mitigation Monitoring Program for ENV-2016-1028-MND.
3. Recommend that the City Council approve a Vesting Zone Change from [Q]C2-1L- CDO and [Q]P-1L-CDO to (T)(Q)RAS4-1L-CDO.

4. Approve a Zoning Administrator's Adjustment to permit a minimum 0-foot reduced rear yard setback for Building B.
5. Approve Reseda Community Design Overlay Plan Approval for the construction, use, and maintenance of a four-story, 47-foot tall, 115-unit mixed-use development consisting of two buildings on an approximately 65,170 square-foot site.
6. Approve a Site Plan Review for a development which creates 50 or more dwelling units.
7. Adopt the Findings.
8. 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.
9. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, 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: JoJo Pewsawang (213) 978-1214

Motion: To approve the project on consent, as recommended by staff.

Moved: Dake-Wilson

Seconded: Katz

Ayes: Ahn, Ambroz, Choe, Mack, Millman, Padilla-Campos

Absent: Perlman

Vote: 8 – 0

6. [DIR-2014-4310-DB-1A](#) Council District: 5 – Koretz
 CEQA: ENV-2014-4311-CE Expiration Date: 9-8-16 (Extended)
 Plan Area: West Los Angeles Appeal Status: Not further appealable

PUBLIC HEARING – Continued from the August 18, 2016 meeting.

Location: 1122, 1124, 1128, 1130, 1132, 1136 S. ROXBURY DRIVE

Proposed Project:

An appeal of a Density Bonus Compliance, pursuant to Los Angeles Municipal Code (LAMC) Section 12.22 A.25, for a project totaling 25 dwelling units, reserving two (2) dwelling units for Very Low Income tenant/owners for a period of 55 years, with the following incentives:

- a. Yard/Setback. A twenty (20) percent decrease in the required depth of the front yard setback to 12 feet in lieu of the required 15 feet.
- b. Height. An eleven (11) percent increase in the height requirement, allowing 47 feet in height in lieu of the required 36 feet.

Requested Actions:

An appeal of the Director of Planning's Approval of two on-menu Density Bonus Affordable Housing Incentives pursuant to LAMC Section 12.22 A.25.

Applicant: Manny Labranche, Duke Development, Inc.

Appellant: Dena Schechter

Recommended Actions:

1. Deny the appeal of the approval of two on-menu Affordable Housing Incentives.
2. Sustain the Determination of the Director of Planning in approving two Density Bonus Incentives for the construction of a new four-story, 47-feet in height building comprised of 25 dwelling units reserving two units for Very Low Income households.
3. Find that a Categorical Exemption, ENV-2014-4311-CE, is adequate environmental clearance, pursuant to the California Environmental Quality Act (CEQA), Article 19 and Section 15332 (Class 32 – Infill Development).
4. Adopt the Findings.

Staff: Debbie Lawrence (213) 978-1163

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

Moved: Mack

Seconded: Choe

Ayes: Ahn, Ambroz, Katz, Millman, Padilla-Campos, Dake-Wilson

Absent: Perlman

Vote: 8 – 0

7. **[CPC-2015-2893-VZC-HD-CUB-ZAA-SPR](#)**

CEQA: ENV-2015-2895-MND

Plan Area: Hollywood

Council District: 13 – O’Farrell

Expiration Date: 9-19-16

Appeal Status: Appealable to City Council,
ZC appealable by applicant if disapproved in
whole or in part

Public Hearing – Completed on May 25 and July 13, 2016

Location: 6407 W. SUNSET BOULEVARD (6407-6411 W. SUNSET BOULEVARD,
1511 N. IVAR AVENUE, 1512 N. CAHUENGA BOULEVARD)

Proposed Project:

The demolition of a one-story, 4,000 square-foot drive-thru restaurant and the construction, use and maintenance of a 21-story hotel, approximately 232 feet in height with 275 guest rooms with kitchenettes, 1,900 square-feet of retail floor area, 135 vehicular parking spaces within a four-level subterranean garage, on a 23,651 square-foot site in the C4-2D-SN Zone.

Requested Actions:

1. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adopt the Mitigated Negative Declaration, (ENV-2015-2895-MND) for the subject use.
2. Pursuant to Section 21081.6 of the California Public Resources Code, adopt the Mitigation Monitoring Program for ENV-2015-2895-MND.
3. Pursuant to Sections 12.32. F and Q of the Los Angeles Municipal Code (L.A.M.C.), a Vesting Zone Change and Height District Change from C4-2D-SN to (T)(Q)C4-2D-SN to amend the D Limitation to allow a Floor Area Ratio (FAR) of up to 6.0:1.
4. Pursuant to Los Angeles Municipal Code Section 12.24-W,1, a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an approximately 141,895 square foot hotel (exclusive of a 1,900 square foot ground floor retail space).
5. Pursuant to Section 12.28-A of the L.A.M.C., a Zoning Administrator’s Adjustment to permit a zero-foot rear yard (northerly) in lieu of the required 20 feet required by Section 12.11-C,3 of the L.A.M.C.
6. Pursuant to Section 16.05 of the L.A.M.C., a Site Plan Review for a development project which creates or results in an increase of 50 or more guest rooms.

Applicant: R.D. Olsen Development
Representative: Donna Shen Tripp, Craig Lawson & Company

Recommended Actions:

1. Adopt the Mitigated Negative Declaration (ENV-2015-2895-MND) and associated Mitigation Monitoring Program for the above-referenced project.
2. Recommend that the City Council approve a Vesting Zone Change and Height District Change from C4-2D-SN to (T)(Q)C4-2D-SN to amend the D Limitation to allow a Floor Area Ratio (FAR) of up to 6.0:1 subject to the attached (T) and (Q) Conditions of Approval.
3. Approve a Conditional Use to permit the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with the operation of the proposed hotel.
4. Approve a Zoning Administrator's Adjustment to permit a zero-foot rear yard (northerly yard) in lieu of the required 20 feet required by Section 12.11-C,3 of the L.A.M.C.
5. Approve a Site Plan Review for a development project which creates or results in an increase of 50 or more guest rooms.
6. Adopt the Findings.
7. Advise the applicant that, pursuant to California State Public Resources Code Section 21081.6, the City shall monitor or require evidence that mitigation conditions are implemented and maintained throughout the life of the project and the City may require any necessary fees to cover the cost of such monitoring.
8. Advise the applicant that pursuant to State Fish and Game Code Section 711.4, 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: Jordann Turner (213) 978-1365

Motion: To approve the project as recommended by staff including technical corrections.

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

Vote: 5 – 3

8. [**CPC-2016-1904-ZC-GPA-HD**](#)
CEQA: ENV-2016-1905-ND
Plan Area: South Los Angeles

Council District: 8 – Harris-Dawson
Expiration Date: 11-10-16
Appeal Status: N/A

Public Hearing

Location: 1661 W. 37TH PLACE

Proposed Project:

Pursuant to Los Angeles Municipal Code Sections (LAMC) 12.32 and 11.5.6, a City-initiated resolution and ordinance to revise the existing zoning, height district and land use designation for a private property located at 1661 W. 37th Place.

Requested Actions:

1. Pursuant to Section 11.5.6 of the Municipal Code, adoption of a General Plan Amendment to the South Los Angeles Community Plan from General Commercial to Low Medium I Residential.

2. Pursuant to Section 12.32 of the Municipal Code, adoption of a Zone Change Change from P-1VL-O to R2-1-O.
3. Pursuant to Section 12.32 of the Municipal Code, adoption of a Height District Change from Height District -1VL to Height District -1 to decrease the height allowed from unlimited to 33 feet.
4. Pursuant to Section 21082.1(c)(3) of the California Public Resources Code, adoption of the Negative Declaration ENV-2016-1905-ND for the proposed project.

Applicant: City of Los Angeles

Recommended Actions:

1. Recommend that the City Council adopt the Negative Declaration, ENV-2016-1905-ND as the environmental clearance.
2. Approve and recommend that the City Council adopt a General Plan Amendment from General Commercial to Low Medium I Residential.
3. Approve and recommend that the City Council adopt a Zone Change and Height District Change from P-1VL-O to R2-1-O for the subject site.
4. Approve and recommend that the City Council retain the "O" Oil Drilling suffix for the subject site.
5. Adopt the Findings.

Staff: Melissa Alofaituli (213) 978-1201

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

Moved: Choe

Seconded: Katz

Ayes: Ahn, Ambroz, Mack, Millman, Padilla-Campos, Dake-Wilson

Absent: Perlman

Vote: 8 – 0

9. [CPC-2016-924-HPOZ](#)
CEQA: ENV-2016-925-CE
Plan Area: Wilshire

Council District: 10 – Wesson
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING – Completed on June 14, 2016

Location: Properties generally bounded by W. OLYMPIC BOULEVARD to the north; S. VICTORIA AVENUE to the east; W. PICO BOULEVARD to the south, and S. WINDSOR BOULEVARD to the west.

Proposed Project:

Pursuant to LAMC Section 12.20.3 F, establishment of the Oxford Square Historic Preservation Overlay Zone (HPOZ) and adoption of the Oxford Square Preservation Plan.

Applicant: City of Los Angeles

Recommended Actions:

1. Recommend that the City Council approve the establishment of the proposed Oxford Square Historic Preservation Overlay Zone (HPOZ).
2. Find that the proposed Oxford Square HPOZ ordinance boundaries are appropriate.
3. Adopt the Oxford Square HPOZ Preservation Plan.
4. Adopt the Findings.

5. Find that the project is Categorically Exempt (ENV-2016-925-CE) under the State CEQA Guidelines, Article 19, Section 15308, Class 8, and Article 19, Section 15331, Class 31 for the Oxford Square HPOZ and Preservation Plan.

Staff: Bradley Furuya (213) 978-1218

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

Moved: Ambroz

Seconded: Mack

Ayes: Ahn, Choe, Katz, Millman, Padilla-Campos, Dake-Wilson

Absent: Perlman

Vote: 8 – 0

10. [CPC-2016-930-HPOZ](#)
CEQA: ENV-2016-931-CE
Plan Area: Northeast

Council District: 14 – Huizar
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING – Completed on July 21, 2016

Location: Properties bounded by KENDALL AVENUE and MOFFATT STREET to the north, HUNTINGTON DRIVE to the east and south, a Los Angeles Unified School District (LAUSD) campus (Sierra Vista Elementary) and NEWTONIA DRIVE to the south, and the rear lot lines of the properties located on the west side of ALPHA AVENUE to the west.

Proposed Project:

Pursuant to LAMC Section 12.20.3F, establishment of the El Sereno - Berkshire Craftsman District Historic Preservation Overlay Zone (HPOZ) and adoption of the El Sereno - Berkshire Craftsman District Preservation Plan.

Applicant: City of Los Angeles

Recommended Actions:

1. Recommend that the City Council approve the establishment of the proposed El Sereno - Berkshire Craftsman District Historic Preservation Overlay Zone (HPOZ).
2. Find that the proposed El Sereno - Berkshire Craftsman District HPOZ ordinance boundaries are appropriate.
3. Adopt the El Sereno - Berkshire Craftsman District HPOZ Preservation Plan.
4. Adopt the Findings.
5. Find that the project is Categorically Exempt (ENV-2016-931-CE) under the State CEQA Guidelines, Article 19, Section 15308, Class 8, and Article 19, Section 15331, Class 31 for the El Sereno - Berkshire Craftsman District HPOZ and Preservation Plan.

Staff: Steve Wechsler (213) 978-1391

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

Moved: Katz

Seconded: Dake-Wilson

Ayes: Ambroz, Choe, Mack, Millman, Padilla-Campos

Absent: Ahn, Perlman

Vote: 7 – 0

11. [CPC-2016-884-HPOZ](#)
CEQA: ENV-2016-885-CE
Plan Area: Wilshire

Council District: 5 - Koretz
Expiration Date: N/A
Appeal Status: N/A

PUBLIC HEARING – June 28, 2016

Location: Properties generally bounded by OLYMPIC BOULEVARD to the North; the alley west of STEARNS DRIVE to the West; the alley north of PICO to the South, and the alley east of HAYWORTH to the East

Proposed Project:
Pursuant to LAMC Section 12.20.3.F, establishment of the Carthay Square Historic Preservation Overlay Zone (HPOZ) and adoption of the Carthay Square Preservation Plan.

Applicant: City of Los Angeles

Recommended Actions:

1. Recommend that the City Council approve the establishment of the proposed Carthay Square Historic Preservation Overlay Zone (HPOZ).
2. Find that the proposed Carthay Square HPOZ ordinance boundaries are appropriate.
3. Adopt the Carthay Square HPOZ Preservation Plan.
4. Adopt the Findings.
5. Find that the project is Categorically Exempt (ENV-2016-1907-CE) under the State CEQA Guidelines, Article 19, Section 15308, Class 8, and Article 19, Section 15331, Class 31 for the Carthay Square HPOZ and Preservation Plan.

Staff: Blair Smith (213) 978-1174

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

Moved: Ambroz

Seconded: Katz

Ayes: Ahn, Choe, Mack, Millman, Padilla-Campos, Dake-Wilson

Absent: Perlman

Vote: 8 – 0

12. [CPC-2016-1906-CA](#)
CEQA: ENV-2016-1907-CE
Plan Areas: All

Council Districts: All
Expiration Date: N/A
Appeal Status: N/A

Public Hearing – Completed on July 7 and July 9, 2016

Location: CITYWIDE

Proposed Project:
Revisions to LAMC Section 12.20.3."HP" Historic Preservation Overlay Zone (HPOZ) Ordinance, (No.175891, Eff. 5/12/04). Proposed amendments to the HPOZ Ordinance to modify Board composition and administration, modify procedures regarding the historic status of properties, modify procedures regarding review of projects, and establish procedures regarding demolition of historic resources.

Applicant: City of Los Angeles

Recommended Actions:

1. Approve the proposed ordinance and recommend its adoption by City Council.
2. Adopt the staff report its report on the subject.
3. Adopt the Findings.
4. Approve and recommend that the City Council, based on the whole of the record, determine that the proposed ordinance is exempt (ENV-2016-1907-CE) from the California Environmental Quality Act (CEQA) pursuant to the State CEQA Guidelines, Article 19, Section 15308, Class 8, and Article 19, Section 15331, Class 31 for the Carthay Square HPOZ and Preservation Plan.

Staff: Blair Smith (213) 978-1174

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

Moved: Dake-Wilson

Seconded: Choe

Ayes: Ambroz, Katz, Mack, Millman, Padilla-Campos

Absent: Ahn, Perlman

Vote: 7 – 0

13. [CPC-2016-1812-SP-SPP](#)
CEQA: ENV-2016-1813-CE
Plan Area: Hollywood

Council District: 13 – O’Farrell
Expiration Date: 8-10-16
Appeal Status: Appealable to City Council

PUBLIC HEARING – Completed on August 5, 2016

Location: 1175 N. MADISON AVENUE
(Rose Hill Tract, Block None, Lots 32 and 33 (Arb 1 and 2).

Proposed Project:

The project includes the construction, use, and maintenance of a community garden and public park with an educational building, covered recreation area, and three (3) on-site parking spaces on a 24,411-square-foot site. The proposed educational building will contain 640 square feet of floor area, measure approximately 14 feet in height, and serve the community garden which will occupy the rear half of the subject property and be operated by the Los Angeles Community Garden Council. The proposed covered recreation area includes a 2,700-square-foot shade structure measuring approximately 21 feet in height and a 24-foot, 10-inch tall silo structure; and will service the public park which will occupy the front half of the subject property and be operated by the City of Los Angeles Department of Recreation and Parks. Proposed hours of operation will be from sunrise to sunset. The project site is located within Subarea A – Neighborhood Conservation of the Vermont/Western Transit Oriented District Specific Plan / Station Neighborhood Area Plan (SNAP).

Requested Actions:

1. 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 No. 184,414, to change the Subarea Designation of the subject property, from Subarea A – Neighborhood Conservation to Subarea E – Public Facilities.
2. Pursuant to Section 11.5.7 of the Municipal Code, a Specific Plan Project Permit Compliance to allow the construction, use, and maintenance of a community garden site parking spaces within the SNAP, Ordinance No. 184,414.

3. Find that the project is Categorically Exempt (ENV-2016-1813-CE) from environmental review pursuant to Class 3 Category 17 and Class 4 Category 1 of the City of Los Angeles Environmental Quality Act Guidelines.

Applicant: Placido Macaraeg, City of Los Angeles, Department of Recreation and Parks
Representative: Glen Duke, Los Angeles Community Garden Council

Recommended Actions:

1. 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 No. 184,414, to change the Subarea Designation of the subject property, from Subarea A – Neighborhood Conservation to Subarea E – Public Facilities.
2. Approve a Specific Plan Project Permit Compliance to allow the construction, use, and maintenance of a community garden and public park with an educational building, covered recreation area, and three (3) on-site parking spaces within the SNAP, Ordinance No. 184,414.
3. Affirm Categorical Exemption No. ENV-2016-1813-CE as the environmental clearance for the project pursuant to Class 3 Category 17 and Class 4 Category 1 of the City of Los Angeles Environmental Quality Act Guidelines.
4. Adopt the Findings.

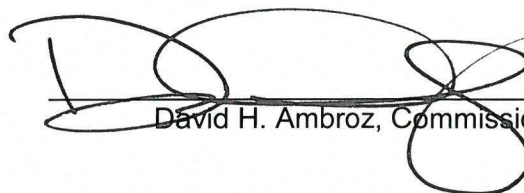
Staff: Nuri Cho (213) 978-1177

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

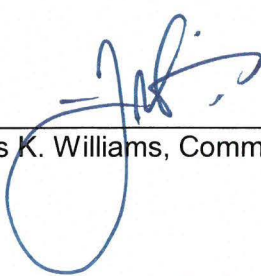
Moved: Ambroz
Seconded: Mack
Ayes: Choe, Katz, Millman, Padilla-Campos
Recused: Duke-Wilson
Absent: Ahn, Perlman

Vote: 6 – 0

There being no further business to come before the City Planning Commission, the meeting adjourned at 12:42 pm.



David H. Ambroz, Commission President



James K. Williams, Commission Executive Assistant II

SEP 22 2016

Adopted: _____