LOS ANGELES CITY PLANNING COMMISSION
OFFICIAL MINUTES
THURSDAY, DECEMBER 21, 2017

VAN NUYS CITY COUNCIL CHAMBERS
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.

Commission President David Ambroz called the regular meeting to order at 8:34 a.m. with Commissioners Caroline Choe, Vahid Khorsand, Samantha Millman, Marc Mitchell, Veronica Padilla-Campos and Dana Perlman in attendance.

Commissioners John Mack and Renee Dake Wilson were absent.

Also in attendance were Vincent Bertoni, Director of Planning, Kevin Keller, Executive Officer, Lisa Webber, Deputy Planning Director and Amy Brothers, Deputy 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 AND COMMISSION BUSINESS

- Planning Director Vince Bertoni gave no report.

- Legal actions and issues update: Deputy City Attorney, Amy Brothers had no report.

- Advance Calendar: There were no changes to the advanced calendar

- Commission Requests: There were no requests.

- Minutes of Meeting:
  Commissioner Choe moved to approve the Minutes of November 16, 2017. The action was seconded by Commissioner Millman and the vote proceeded as follows:

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

  Vote: 7 – 0

  MOTION PASSED

- Commissioner Padilla Campos moved to approve the Minutes of December 14, 2017. The action was seconded by Commissioner Choe and the vote proceeded as follows:

  Moved: Padilla-Campos
  Seconded: Choe

Ayes: Ambroz, Khorsand, Millman, Mitchell, Perlman
Absent: Mack, Dake Wilson

Vote: 7 – 0

MOTION PASSED

ITEM NO. 2

NEIGHBORHOOD COUNCIL PRESENTATION:

There were no presentations by any Neighborhood Council representative or resolutions submitted to the Commission.

ITEM NO. 3

GENERAL PUBLIC COMMENT:
No speakers requested to address the Commission.

ITEM NO. 4a

RECONSIDERATIONS
There were no requests for reconsideration.

President Ambroz took Item No. 7 out of order.

ITEM NO. 7

CPC-2017-4292-SP
CEQA: ENV-1988-0026-SP-ZC-DA
Plan Area: Chatsworth-Porter Ranch

Council District: 12 – Englander
Last Day to Act: 12-21-17

PUBLIC HEARING HELD

PROJECT SITE: 19701 Rinaldi Street

IN ATTENDANCE:
Luciralia Ibarra, Senior City Planner and Charlie Rausch, Acting Chief Zoning Administrator representing the Planning Department; Tom Stemnock, Planning Associates, representing the applicant Porter Ranch Development Company.

MOTION:
Commissioner Khorsand put forth the actions below in conjunction with the approval of the following:

Amendment of the Porter Ranch Land Use/Transportation Specific Plan, Section 9.O.3, relating to the "Equestrian Staging Area", in order to be consistent with the recent amendment to the Porter Ranch Development Agreement, heard on September 28, 2017, where the City Planning Commission considered and recommended approval to the Porter Ranch Development Agreement, amending the language of Section V.a.2.o.iii. "Equestrian Staging Area" to read as follows: "permit the improvement of an equestrian staging area located within 1000 feet north or south of the 118 Freeway, between De Soto Avenue to the east and Topanga Canyon Boulevard to the west, at a location identified and provided by the City of Los Angeles, in consultation with the affected Council office(s)."

1. **Recommend** that the City Council **find**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in EIR No. 88-0026(SP)(ZC)(DA) SCH No.88050420 certified on July 10, 1990; and pursuant to CEQA Guidelines 15162 and 15164, and as supported by Addendums dated April 2000, September 2000, October 2006;
2. **Approve** and **recommend** that the City Council **approve**, pursuant to 12.32-E, of the Los Angeles Municipal Code (LAMC), an amendment to the Porter Ranch Land Use/Transportation Specific Plan, Section 9.0.3, relating to the "Equestrian Staging Area" in order to be consistent with the recent amendment to the Porter Ranch Development Agreement, heard by the City Planning Commission on September 28, 2017; and
3. **Adopt** the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

President Ambroz took Item No. 8 out of Order. Commissioner Khorsand left meeting at approximately 9:27 am.

ITEM NO. 8

CPC-2017-3900-VZCJ-SPR-CDO
CEQA: ENV-2006-7269-MND
Plan Area: Reseda – Van Nuys

Council District: 3 - Blumenfield
Last Day to Act: 01-08-18

PUBLIC HEARING HELD
(Previous public hearings were held on April 29, 2011, October 17, 2016 and June 23, 2017 under Case No. CPC-2008-4730-VZCJ-SPR-CDO)

PROJECT SITE: 6724 North Amigo Avenue

IN ATTENDANCE:
Valentina Knox-Jones, City Planner, Kevin Jones, Senior City Planner and Shana Bonstin, Principal City Planner representing the Planning Department; Arthur Kassan, representing the Department of Transportation, Athena Novak, Ahn & Associates representing the applicant Steve Zipp, One Amigo LLC; and Elizabeth Ene representing the Office of Councilmember Blumenfield.

MOTION:
Commissioner Millman put forth the actions below in conjunction with the approval of the following project with modifications as stated on the record:

The construction, use, and maintenance of a new 100-unit senior citizen (62 years and older) independent housing complex (99 units reserved for senior citizens and 1 manager's unit). The housing complex will total approximately 122,730 square-feet on an approximately 2.43 acres (105,771 square-foot) parcel. The project will provide a total of 143 parking stalls. The building's height will be a maximum of 45 feet within four stories. The project will include a gym, recreation room, community dining room, game room, library, computer room, and 16,600 square feet of open space. The proposed project will provide five percent (5%) of the total units at rents affordable to Extremely Low Income households (five units) and six percent (6%) of the total units at rents affordable to Very Low Income households (six units).

1. **Find,** pursuant to CEQA Guidelines Section 15074.1, the Substituted Mitigation Measure ("MM") for Aesthetics (MM I-120), Air Quality (MM III-50), Green House Gases (MM VII-10), and Noise (XII-20) is equivalent or more effective in mitigating or avoiding potentially significant effects than the Original MM and the Substituted MM in itself will not cause any potential significant effect on the environment; **Find**, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2006-7269-MND ("Mitigated Negative Declaration"), 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;
2. **Approve and Recommend** that the City Council Adopt a Vesting Zone Change from R1-1-RIO to (T)(Q)RD1.5-1-RIO (Multiple Residential Zone) on the center portion of the lot and from [Q]RA-1VL-CDORIO to (T)(Q)RAS4-1VL-CDO-RIO (Residential Accessory Services Zone) on the eastern portion of the lot;
3. **Approve**, pursuant to LAMC Section 11.5.11 (e), three (3) Developer Incentives:
   a. A maximum height of 4 stories in lieu of the permitted 3 stories as permitted in the RAS4-1VL Zone;
   b. A maximum height of 4 stories in lieu of the limitation in the Reseda-West Van Nuys Community Plan's Footnote No. 7 restricting the height of buildings in the General Commercial land use category to a maximum of 3 stories; and
   c. Floor area, density, open space, and parking averaging over the project site and to permit vehicular access from a more restrictive zone (RD1.5) to a less restrictive zone (RAS4).
4. **Approve** the Site Plan Review for a residential apartment building 50 units or more;
5. **Approve** a Community Design Overlay Plan Approval within the Reseda Central Business District;
6. **Adopt** the Conditions of Approval as modified by the Commission, including the staff's technical modifications dated December 19, 2017**;** and
7. **Adopt** the Findings.

The action was seconded by Commissioner Perlman, who introduced a friendly amendment to the motion. The amendment was accepted by Commissioner Millman and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

Commissioner Khorsand returned to the meeting. President Ambroz took Item No. 9 out of order.

ITEM NO. 9

CPC-2017-849-GPAJ-VZCJ-HD-SPR
CEQA: ENV-2017-850-MND
Plan Area: Central City

Council District: 14 - Huizar
Last Day to Act: 02-12-18

PROJECT SITE: 656 - 660 South Stanford Avenue

IN ATTENDANCE:
May Sirinopwongsagon, City Planner, Blake Lamb, Principal City Planner representing the Planning Department; Mee Semcken, Lee Consulting Group, LLC, representing the applicant Aaron Mandel, Lamp Lodge, LP.

MOTION:
Commissioner Perlman put forth the actions below in conjunction with the approval of the following project as recommended in the staff report with modifications by the Commission as stated on the record:

The removal of an existing three-story, 50-unit single-room occupancy residential building and surface parking lot for the construction of a new seven-story, approximately 48,970 square-foot residential building. The building will have a maximum of 82 residential dwelling units, with 81 units set aside for Very-Low Income households and one-unit designated as a manager's unit and will provide 16 automobile parking spaces and 91 bicycle parking spaces. The project would require the removal of two non-protected trees within the public right-of-way.

1. **Find**, pursuant to CEQA Guidelines Section 1507 4(b), after consideration of the whole of the administrative record, including the Mitigated Negative Declaration, No. ENV-2017-850-MND ("Mitigated Negative Declaration"), 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;
2. **Approve**, pursuant to Charter Section 555 and Section 11.5.6 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Central City Community Plan to re-designate the land use of the Project Site from Light Manufacturing to Regional Commercial;
3. **Approve** and **recommend** that the City Council **adopt,** pursuant to LAMC Section 12.32 Q and F, a Vesting Zone Change and Height District Change on the Project Site from M2-2D to [T][Q]C2-2D, consistent with the proposed General Plan Amendment, and approve two Developer Incentives to permit:

   a. An 18 percent reduction in the required open space pursuant to LAMC Section 12.21 G and 12.22 A, 29 (c); and
   b. a 48 percent reduction in the number of trees required pursuant to LAMC Section 12.21 G.
4. **Approve** the Site Plan Review for a project with 82 residential dwelling units;
5. **Adopt** the Conditions of Approval including staff's technical correction and modifications to the staff report dated December 20, 2017; and
6. **Adopt** the Findings.

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

Moved:	Perlman
Seconded:	Millman
Ayes:	Ambroz, Khorsand, Mitchell, Padilla-Campos, Dake Wilson
Absent:	Mack, Dake Wilson

Vote : 7 – 0

MOTION PASSED

President Ambroz took Item No. 10 out of order.

ITEM NO. 10

CPC-2008-3470-SP-GPA-ZC-SUD-BL-M2
CEQA: ENV-2008-3471-EIR
Plan Area: Canoga Park-Winnetka-Woodland Hills-West Hills

Council District: 3 - Blumenfield
Last Day to Act: N/A

PROJECT AREA: Warner Center 2035 Plan Area

IN ATTENDANCE:
Jonathan Hershey, Senior City Planner, Craig Weber, Principal City Planner representing the Planning Department.

MOTION:
Commissioner Choe put forth the actions below in conjunction with the approval of the following ordinance along with staff's technical modifications dated December 20, 2017:

An ordinance, creating a Plan Implementation Board, to provide coordination on implementation activities required to effectuate the vision of the Warner Center 2035 Plan, pursuant to Sections 8 and 10.1 of the Plan, and to prioritize the expenditure of fees collected through implementation of the Warner Center 2035 Plan.

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 EIR-2008-3471-EIR, SCH No. 1990011055, certified by City Council on April 24, 2013, and oursuant to CEQA Guidelines Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Proect; and
2. **Approve** and **recommend** that the City Council **adopt** the proposed Ordinance creating the Plan Implementation Board, pursuant to Section 10.1 of the Warner Center 2035 Specific Plan.

Moved: Choe
Seconded: Khorsand
Ayes: Ambroz, Millman, Mitchell, Padilla-Campos
Absent: Mack, Dake Wilson
Abstained Perlman

Vote: 7 – 0

MOTION PASSED

President Ambroz took Item No.11 out of order.

ITEM NO. 11

CPC-2017-3951-CA
CEQA: ENV-2017-3952-CE
Plan Areas: All

Council Districts: All
Last Day to Act: N/A

PROJECT SITE: Citywide

IN ATTENDANCE:
Patrick Whalen, City Planning Assistant, Phyllis Nathanson, Senior City Planner and Tom Rothmann, representing the Planning Department

MOTION:
Commissioner Khorsand put forth the actions below in conjunction with the approval of the following ordinance as recommended by staff:

An ordinance amending Sections 12.03, 12.21 and 12.26 of the Los Angeles Municipal Code (LAMC) to regulate Collection Bins.

1. **Determine** based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to CEQA Guidelines, Section 15303 (Class 3), 15308 (Class 8 and 11), and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines;
2. **Approve** and **recommend** that the City Council **adopt** the proposed ordinance;
3. **Adopt** the staff report as the Commission report on the subject; and
4. **Adopt** the Findings.

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

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

Vote: 7 – 0

MOTION PASSED

President Ambroz took Item No. 13 out of order.

ITEM NO. 13

CPC-2014-2590-TDR-SPR
CEQA: ENV-2014-2591-MND
Plan Area: Central City
Related Case: VTT-72343-CN

Council District: 14 – Huizar
Last Day to Act: 12-21-17
Continued From: 12-14-17

PROJECT SITE: 920 South Hill Street;
916 – 930 South Hill Street

IN ATTENDANCE:
May Sirinopwongsagon, City Planner, Blake Lamb, Principal City Planner and Shana Bonstin, Principal City Planner, representing the Planning Department; Kate Bartolo & Associates representing the applicant Joe Bednar, Agoura Oaks, LLC.

MOTION:
Commissioner Millman put forth the actions below in conjunction with the approval of the following project with modifications as stated on the record by the Commission:

The demolition of an existing surface parking lot, and the construction of a new 32-story, 346-foot, four-inch tall mixed-use, high-rise development consisting of 239 residential condominium units and four commercial condominium units with 5,671 square-feet of commercial space. The project would provide 295 parking spaces within in one subterranean level, and six above-grade parking levels.

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-2014-2591-MND, adopted on June 6, 2017 (under Case No. VTT 72343-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. **Continue** the matter until a date uncertain, after and until the Agency Board acts on the requested TFAR Transfer Plan and Public Benefits Payment;;
3. **Approve**, pursuant to Section 16.05 of the Los Angeles Municipal Code, a Site Plan Review for a project with 239 residential dwelling units;
4. **Adopt** the Conditions of Approval including the staff's technical modification; and
5. **Adopt** the Findings.

The action was seconded by Commissioner Choe. Commissioner Ambroz introduced a friendly amendment to the motion. Commissioner Millman accepted the amendment and the vote proceeded as follows:

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

Vote: **7 – 0**

MOTION PASSED

President Ambroz called for a break at approximately 10:51 a.m. and reconvened the meeting at 11:00 a.m. with Commissioners Choe, Khorsand, Millman, Mitchell, Padilla Campos and Perlman present.

President Ambroz took Item No.14 out of order.

ITEM NO. 14

CPC-2017-4546-CA
CEQA: ENV-2017-3361-SE
Plan Areas: All

Council Districts: All
Last Day to Act: N/A
Continued From: 12-14-17

PROJECT AREA: Citywide

IN ATTENDANCE:
Niall Huffman, City Planning Associate, Phyllis Nathanson, Senior City Planner and Tom Rothmann, Principal City Planner representing the Planning Department; Kenneth Fong, Deputy City Attorney representing the City Attorney's Office.

MOTION:
Commissioner Ambroz put forth the actions below in conjunction with the approval of the following ordinance with modifications as stated on the record by the Commission:

An ordinance enacting restrictions on commercial advertising of cannabis, cannabis products, commercial cannabis activity, or businesses engaged in any commercial cannabis activity on signs.

1. **Determine** that based on the whole of the administrative record, the project is exempt from CEQA pursuant to California Business and Professions Code Section 26055(h) on the basis that the project will adopt ordinances, rules and/or regulations that will require discretionary review under CEQA to approve licenses to engage in commercial cannabis activity in the City of Los Angeles;
2. **Approve** and **recommend** that the City Council **adopt** the proposed Ordinance;
3. **Adopt** the Staff Report as the Commission's Report on the subject; and
4. **Adopt** the Findings.

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

Vote: **7 – 0**

MOTION PASSED

Commissioner Choe recused herself from Item No. 6 and left the meeting at approximately 11:37 a.m.

President Ambroz took Item No. 6 out of order.

ITEM NO. 6

VTT-75032-CN-1A
CEQA: ENV-2017-2441-CE
Related Case: DIR-2017-2442-SPR

Council District 10 – Wesson
Last Day to Act: 12-21-17

PROJECT SITE: 500 South Oxford Avenue

IN ATTENDANCE:
Joann Lim, City Planning Associate, Heather Bleemers, City Planner and Nicholas Hendricks, Senior City Planner representing the Planning Department; Boaz Miodovsky, Ketter Design representing the applicant Sang Hoon Chung, Fred & Jamison, LLC; Elsa Tung representing the appellant Tamika L. Butler, Los Angeles Neighborhood Land Trust.

President Ambroz called for a break at approximately 12:12 p.m. and reconvened the meeting at 12:20 p.m. with Commissioners Khorsand, Millman, Mitchell, Padilla Campos and Perlman present.
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MOTION:
Commissioner Perlman put forth the actions below in conjunction with the approval of the following project with modifications as stated on the record by the Commission:

The merger and re-subdivision of four lots into one lot in conjunction with the construction, use, and maintenance of a proposed seven-story building with a maximum height of 89 feet containing 89 residential condominium units. The project will include 178 residential automobile parking spaces and 23 guest automobile parking within two subterranean levels and one at-grade level. Nine bicycle parking spaces will be located on the ground floor level. The project includes an application for a haul route for the export of 27,562 cubic yards of earth.

1. **Determine**, that the project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Section 15332 (Class 32) and Section 15304 (Class 4, Category 1) and Section 21080 of the California Public Resources Code, and that there is no substantial evidence demonstrating that an exception to categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies;
2. **Grant** the appeal in part, and **sustain** in part the Deputy Advisory Agency's determination to approve the Vesting Tentative Tract;
4. **Adopt** the Conditions of Approval with the modification to Condition No. 5 as recommended by staff; and
5. **Adopt** the Findings.

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

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

Vote: 5 – 1

MOTION PASSED

ITEM NO. 12

FREEWAY ADJACENT RESIDENTIAL STRUCTURES DISCUSSION
CEQA: N/A Council Districts: All
Plan Areas: All Last Day to Act: N/A

PUBLIC HEARING - Not Required

PROJECT AREA: Citywide

IN ATTENDANCE:
Blake Lamb, Principal City Planner, Shana Bonstin, Principal City Planner and Tom Rothmann, Principal City Planner representing the Planning Department.

MOTION:
Commissioner Ambroz requested that staff return to the Commission in March 2018 with an update on the matter. The action was seconded by Commissioner Millman and the vote proceeded as follows:

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

Vote: 6 – 0

MOTION PASSED

There being no further business before the Commission, the meeting adjourned at 12:55 p.m.

FOR

David Ambroz, President
Los Angeles City Planning Commission

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

ADOPTED
CITY OF LOS ANGELES
JAN 11 2018
CITY PLANNING DEPARTMENT
COMMISSION OFFICE